

KEEGAN WERLIN LLP

ATTORNEYS AT LAW
265 FRANKLIN STREET
BOSTON, MASSACHUSETTS 02110-3113

(617) 951-1400

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(617) 951-1354
(617) 951-0586

May 18, 2005

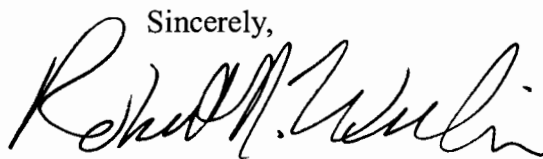
Mary L. Cottrell, Secretary
Department of Telecommunications and Energy
One South Station
Boston, MA 02110

Re: D.T.E. 04-113, Boston Edison Company – 2004 Reconciliation Filing

Dear Secretary Cottrell:

Enclosed for filing in the above-referenced matter are the responses to the Information Requests set forth on the accompanying list.

Thank you for your attention to this matter.

Sincerely,

Robert N. Werlin

Enclosures

cc: Service List

Responses to Information Requests

Information Request AG-1-8
Information Request AG-2-3
Information Request AG-2-9
Information Request AG-2-17
Information Request AG-2-20
Information Request DTE-1-13

Information Request AG-1-8

Referring to Exhibit BEC-CLV-2 (Supp), page 4, please itemize and quantify the "Transaction Costs" associated with LaGrange Street indicated on that page. Please also provide all invoices for those costs.

Response

Please refer to Attachment AG-1-8 for the supporting documentation relating to the LaGrange Street Sale Transaction Costs. Because the detailed descriptions included in attorney invoices contained in Attachment AG-1-8 contain privileged attorney-client communications, the descriptions have been redacted.

D.T.E. 04-113
Attachment AG-1-8

BOSTON EDISON COMPANY
SALE OF LaGRANGE STREET
ANALYSIS OF VARIABLE COMPONENT
APRIL 7, 2004

Total Proceeds		\$15,100,000.00
Closing Transactions:		
Broker Commission	\$504,500.00	
Recording/Escrow Fees	525.00	
Reimbursement of Engineering Services (BA)	(4,351.10)	
Real Estate Taxes	1,577.64	
Total		502,251.54
Net Assets Value:		
Distribution	\$0.00	
General - Land & Structures	0.00	
General - Other	0.00	
Total		0.00
Transaction Costs:		
CBC/Whittier Partners (brokerage services)	37,682.50	
Engineering Services (Beals Associates)	53,295.76	
Insurance Premiums (AON Risk Services)	21,432.32	
Environmental Assessment (Lightship Eng. LLC)	1,000.00	
Legal Services (Murtha Cullina LLP)	112,441.98	
Total		225,852.56
Net Proceeds		\$14,371,895.90
Recovery in Fixed Component		0.00
Variable Component Credit		<u>\$14,371,895.90</u>

INTEROFFICE MEMORANDUM
REAL ESTATE DEPARTMENT

To: Jeff Alves, Paul Burns, Jim Cardella, Bob Connors, Carla Dacey, Mike Farrell, Jeffery Hershberg, Annellen Lawlor, Leanne Landry, Sandra Little, Frank McDonough, Rich Morrison, Margaret Norton, Joan Nichols, Jack O'Donnell, Larry Poore, Maria Quintiliani, Neven Rabadjija, Mark Reed, Bryant Robinson, Walter Salvi, Bryan Stascavage, Don Walsh

From: Stephen Carroll, Real Estate Manager

Date: April 8th, 2004

Cc: Jim Judge, Doug Horan, Geoffrey Lubbock, Robert Weafer, Joe Nolan, Don Anastasia, David Rosenzweig (KWP), Jack Habib (KWP)

Subject: **Notice of Sale of Property:** Sale of LaGrange Street, Newton Property

On April 7th, 2004, Boston Edison Company ("BECo") sold 43 acres of land (known as the "LaGrange Street" Newton property) to Cornerstone Corporation and the City of Newton. Included in this sale was a small parcel (444 sf) located in the limits of West Roxbury. The purchase price was \$15,100,000.00, with net proceeds to BECo being **\$14,597,748.46** (see costs below accounting for difference):

The costs related to this transaction were:

Broker Commission:	(\$504,500.00) ✓
RE Tax Adjustments:	(\$1,577.64) ✓
Recording/Escrow Fees:	(\$525) ✓
Reimburse BECo consultant for Eng. review:	<u>\$4,351.10</u> ✓
	(\$502,251.54)

* The net proceeds number above is for the closing only. A work order was set up to capture the various costs/expenses we have incurred over the last two years and this "net proceeds" number will be reconciled over the next few weeks. A follow up e-mail will be sent on the final "net proceeds" number.

Summary of Transaction:

On June 20th, 2003, after our second round of bidding, the joint bid received from Cornerstone Corporation and the City of Newton was the high bid at \$15.1 million. On August 26th, 2003, the Purchase and Sale was executed between the parties. At that juncture, we filed a petition (D.T.E. 03-112) with the DTE seeking approval of the transaction and the treatment/flowback of net proceeds. On March 10, 2004, we received formal approval from DTE of this transaction.

In terms of the particulars between Cornerstone and the City, the City contributed \$5 million towards the purchase price. The City obtained approximately 11 acres of land to be permanently preserved as open space. Cornerstone obtained the remaining 31 acres of land. Cornerstone's plan anticipates the development of 13 single-family house lots, and 62 units of housing (apartment/condo). Obviously, this number may change as this project enters into the permitting phase over the next year.

Should you have any questions regarding this transaction, please do not hesitate to call me at ext. 3547.

REQUEST FOR PAYMENT MEMORANDUM

INVOICE NO.	DATE	CAT	DEPT DIV	SUBSIDIARY	TRANS TYPE	STAND INV (STD)	CREDIT MEMO (CM)	DEBIT MEMO (DM)
35839	13-Feb-98	GH	41L40			X		
FROM Joan E. Nichols					MAIL P364	PHONE 424-3126		

PLEASE ISSUE A CHECK FOR:

Twenty-Two Thousand Six Hundred Eighty-Two

AND 50 /100 DOLLARS

O CITY	STATE	ZIP
Boston	MA	02210

FEB 13 1998

CORPORATE FINANCE

VENDOR NO.	DUE DATE		ADDRESS ID		SALES TAX ACCRUAL	
28208	02/19/98		02210			
1099	TAX (Y/N)	ACCOUNT	C/A	WORK ORDER	AMOUNT DEBIT (CREDIT)	
		253030		178965	\$	22,682.50
					\$	
					\$	
					\$	
INVOICE DESCRIPTION				SALES TAX		
For professional service rendered during				FREIGHT CHARGES		
November & December, 1997				TOTAL INVOICE		
(LaGrange St., Newton)				AMOUNT		
				>>> \$ 22,682.50		

SPECIAL PROCESSING INSTRUCTION	
MAIL CHECK WITH COPY OF ATTACHED INVOICE / CORRESPONDENCE	
X NOTIFY WHEN CHECK IS READY FOR PICK UP	
EMPLOYEE	EXT
Joan E. Nichols	424-3126
IN LIEU OF CHECK APPLY TO ACCT	ACCOUNT NO.
MAKE WIRE FUNDS TRANSFER PAYMENT (FORWARD REQUEST TO CASH ACCOUNTANT P-345 WITH WIRING TRANSFERS)	TRANSFER DATE

AUTHORIZATION SIGNATURES	EMPLOYEE NO.
DIVISION HEAD OR ABOVE	172734
DEPARTMENT HEAD OR ABOVE	128991
VENDOR'S TAX PAYER ID NUMBER	
FORWARD TO CONTROLLERS OFFICE P-354 FOR REVIEW	

ATTACH 2 COPIES OF INVOICE OF SUPPORTING DOCUMENT
NOT TO BE USED FOR PURCHASE ORDER INVOICE PAYMENT

ORIGINAL COPY

A90840-001

January 29, 1998

TO: James A. Frazer
Boston Edison Company
800 Boylston Street, P-354
Boston, Mass. 02199

Fee due CB Commercial/Whittier Partners for Construction Management services at
Newton, Massachusetts. Please remit the following:

Services fee	11/1-11/28/97	\$11,298.00
	12/1-12/31/97	<u>\$10,304.46</u>
		\$21,602.46

CBC/Whittier Partners
Construction Management Fee 5% \$ 1,080.12

Total Fee Due
CB Commercial/
Whittier Partners: \$22,682.50

DATE: January 5, 1998
 TO: Mr. Arthur M. Agnew
 Whittier Partners
 155 Federal Street
 Boston, Massachusetts 02110
 BAI INVOICE NO. 6804
 C-229-4
 November 1 - 28, 1997
 Newton, Massachusetts

INVOICE

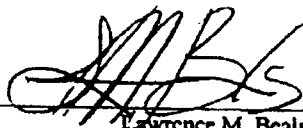
FOR PROFESSIONAL SERVICES RENDERED DURING NOVEMBER, 1997:

Begin preliminary design; review preliminary requirements; review zoning parameters for CAD drafting purposes; review subdivision roadway design criteria; insert base drawing into new project drawing; schedule a time for a site visit; review and discuss design of proposed roads including review of sewer elevation for potential tie-in and discuss development of base information; perform an engineering and landscape architectural site visit and site reconnaissance to review wetland areas with the wetlands biologist; review impact of field located wetland line on preliminary plan; review sewer, drain and water drawings and begin preliminary design; review Munlaw computer files for preliminary filing checklist including required fees, etc.; CAD drafting to digitize the topography and scanning; plot a check print; review the new base information that was scanned; discuss best fit overlay with property line information; continue preliminary design of sewer and drainage; review the Newton Regulations; draw in zoning lines; begin drawing in existing roads and lots; draw in proposed lots around road "a" and edit contour elevations; plot property line survey for surveyors use in overlaying plans; coordinate reprographics for check-set; profile existing and proposed of road "c" off Vine Street; preliminary sewer design and profile of same; grading of road "c" plan view; prepare existing and proposed profile of road "a"; revise plotted set with new grading information for cul-de-sac road "c" area; plot out for review; move existing road and add additional sewer manholes; review wetland line as located by surveyors; review redesign of Harwich Street extension; add wetland lines to plans; re-check Newton regulations for details; replace road "a" with cul-de-sac and reorder lots due to wetland line loss; profile road "b" and calculate finish grades for plan view; engineering of sewer, drain and water design.

Principal	4 hours	\$ 440.00
Associate	4.5 hours	\$ 405.00
Professional Civil Engineer	70.5 hours	\$ 6,345.00
Staff Engineer	76.5 hours	\$ 3,825.00
Technical/Administrative	4 hours	\$ 160.00
		\$ 11,175.00

Expenses (reprographics, delivery, mileage) \$ 123.00

TOTAL INVOICE (please pay this amount) \$ 11,298.00

BY: 
 Lawrence M. Beals

INVOICE#000005337/C-229

DATE:

January 23, 1998

TO:

 Mr. Arthur M. Agnew
 Whittier Partners
 155 Federal Street
 Boston, Massachusetts 02110

6815

C-229-5

December 1 - 31, 1997

Newton, Massachusetts

INVOICE

FOR PROFESSIONAL SERVICES RENDERED DURING DECEMBER, 1997:

Reprofile and grade cul-de-sac off of Brookline Street; attend a meeting with Trey Agnew on December 2 to discuss plans; continue design work including sewer and drain design on Road B; telephone conference with Ken Shaffer regarding changes to booklets to reflect lotting from current preliminary subdivisions plan; download new wetland information and begin modification of plan as per the new wetlands and easements; merge grading and wetland line information received from H & R Survey with existing topographical plan; continue CAD drafting of plan revisions; review status of project; revise property lines on colored exhibits and replot six 11" x 17" sheets for file; final review of revised plans and mark-up for final revisions; perform plan and profile checks for new road grades; perform profile modification rerouting of proposed utility lines; re-date and revise and plot out in final form; coordinate for reprographics of plans in preparation for upcoming meeting; telephone conference with Ken Shaffer regarding meeting to review most current graphics; provide Ken Shaffer with colored draft checkprints on the site analysis plan and the two conceptual development plans and delivery by courier; review old report text; prepare for meeting with Boston Edison; attend a meeting with Whittier Partners and Boston Edison at the Boston Edison Facility on December 23 to review preliminary subdivision plans.

Principal	7 hours	\$ 770.00
Associate	4 hours	\$ 360.00
Professional Civil Engineer	72 hours	\$ 6,480.00
Staff Engineer	49 hours	\$ 2,450.00
Technical/Administrative	3 hours	\$ 120.00
		\$ 10,180.00

Expenses (reprographics, delivery, mileage) \$ 124.46

 TOTAL INVOICE (please pay this amount) \$ 10,304.46

BY:



Lawrence M. Beals

invoice#00000556/C-229



800 Boylston Street
Boston, Massachusetts 02199

The NSTAR Companies
Boston Edison
Cambridge Electric
ComGas
Page 7 of 99
Attachment AG-18
DTE-04-113

**CERTIFIED MAIL
RETURN RECEIPT**

November 13, 2000

Mr. Kevin Doyle
CB Richard Ellis/Whittier
600 Atlantic Avenue
Boston, MA 02210

RE: Brokerage Agreement – LaGrange Street, Newton, MA

Dear Kevin,

We refer you to the Brokerage Agreement by and between Boston Edison Company ("Edison") and Whittier Partners ("Whittier"), dated May 21, 1997 ("Agreement") for the LaGrange St., Newton, MA site. ("Site").

Edison hereby notifies Whittier that the Agreement be terminated on the thirtieth (30th) day of the month upon Whittier's receipt of this letter.

Since no prospective purchasers have been presented by Whittier to Edison for the Site, no commission compensation shall be paid to Whittier by Edison pursuant to Section 4.0 of the Agreement. As such, pursuant to Section 5 of the Agreement, the retainer paid by Edison to date shall be Whittier's sole compensation for services rendered under the agreement. Further, Edison authorizes and directs Whittier to forward all funds held by Whittier in escrow to Insignia ESG, attention A. Agnew III.

We at Edison appreciate Whittier's efforts on our behalf. We also appreciate your anticipated cooperation in the transition of any relevant files for the listing of the Site to any other broker or firm that Edison may elect to engage

Very truly yours,

Donald Anastasia
Assistant Treasurer

BROKERAGE AGREEMENT

AGREEMENT entered into between Boston Edison Company, a Massachusetts corporation, with an address at 800 Boylston Street, Boston, Massachusetts 02199 ("Edison") and Whittier Partners, a Massachusetts partnership, with an address at 155 Federal Street, Boston, Massachusetts 02110 ("Whittier").

Recitals:

- A. Edison desires to sell the property owned by Edison located at LaGrange Street, Newton (the Site).
- B. Whittier desires to act as Edison's exclusive broker in the solicitation of offers from Buyers/purchasers with respect to the Site.
- C. Edison desires to retain Whittier's services as such broker, upon the terms and conditions set forth herein.

NOW, THEREFORE, in consideration of the foregoing, the parties hereby agree as follows:

- 1.0 Edison hereby retains Whittier as its exclusive broker for the solicitation and negotiation involved in the sale of the Site. This exclusive brokerage arrangement is for a period of one (1) year, effective on June 1, 1997, subject to extension by mutual agreement of the parties. In the event of early termination by buyers procured, Whittier shall be subject to the compensation provisions of this Agreement.
- 2.0 In consideration of this engagement, Whittier agrees to use its best efforts, skill, judgment and diligence to auction the site on terms acceptable to Edison. Whittier agrees to provide its services in accordance with the highest professional standards and regulations, and represents that it is fully licensed to do so.
- 3.0 Subject to its obligation to act in good faith, Edison shall have sole and absolute discretion on the term of sale for the Site.
- 4.0 As compensation for its efforts, Whittier shall receive a one time commission of 2% for the amount up to \$7,000,000 and 4.5% of the amount over \$7,000,000. The Commission shall be due and payable only if, as and when the Site is sold.
- 5.0 Whittier shall be solely responsible for any significant or non-customary expenditure for solicitation efforts. In recognition of certain up-front efforts by Whittier in preparing a solicitation package (which shall remain the property of Edison), Edison agrees to provide Whittier with a retainer, as an advance against Commissions, in the amount of \$15,000. In

the event the property is not sold, any portion of this advance which is utilized for actual out of pocket expenses shall be Whittier's sole compensation. The balance of the advance shall be returned to Edison and Whittier shall not be entitled to reimbursement for any expenses or other sums related to the performance of its services unless agreed to in writing.

- 6.0 Whittier shall have no authority to bind or commit Edison to any transaction, or to execute any contracts on behalf of Edison.
- 7.0 Nothing herein shall modify or affect any confidentiality or non-disclosure agreement between the parties in effect on the date hereof.
- 8.0 Each party shall indemnify the other from and against any actions, claims, demands, damages, expenses, fines and liabilities whatsoever resulting or arising from the negligence of that party.
- 9.0 This Agreement represents the entire agreement of the parties with respect to the subject matter hereof. Nothing herein shall be construed as creating any partnership, joint venture or other relationship between the parties. This Agreement may only be modified by a written instrument executed by both parties. Neither party shall assign or transfer, in whole or in part, its rights and obligations under this Agreement. Time is of the essence of this Agreement. This Agreement shall be governed by the laws of the Commonwealth of Massachusetts.

IN WITNESS WHEREOF, the parties have executed this Agreement by and through their respective duly authorized representatives as of the last date written below, but effective as of May 21, 1997.

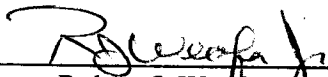
BOSTON EDISON COMPANY

WHITTIER PARTNERS, a Massachusetts General Partner

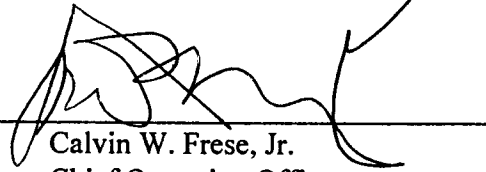
By: Whittier Partner Group, L.P., its Partner

By: Whittier Partners, Inc., its Corporate General Partner

By:


Robert J. Weaver, Jr.
Vice President

By:


Calvin W. Frese, Jr.
Chief Operating Officer

REQUEST FOR PAYMENT MEMORANDUM

VOICE NO.	DATE	CAT	DEPT DIV	SUBSIDIARY	TRANS TYPE	STAND INV (STD)	CREDIT MEMO (CM)	DEBIT MEMO (DM)
36965	14-Mar-01	GH	41L40			X		
FROM Joan Nichols					MAIL P1604		PHONE (617) 424-3126	
PLEASE ISSUE A CHECK FOR: <div style="display: flex; justify-content: space-between;"> >> Four Thousand Three AND 19 /100 DOLLARS </div>								

V E N D O R	NAME Beals Associates Inc.		
	ADDRESS 1 31 State Street		
	ADDRESS 2		
	ADDRESS 3		
	CITY Boston,	STATE MA	ZIP 02109-2705

VOUCHER 637821

CK #183366
3/22/01

VENDOR NO.		DUE DATE		ADDRESS ID		SALES TAX ACCRUAL	
		03/22/01					
1099/Tax Y/N Y/N	Charge Company	Oracle Account	Oracle Cost Center	WORK ORDER	AMOUNT DEBIT (CREDIT)		
	120	253030-00	23065	0179965	\$	4,003.19	
					\$		
					\$		
					\$		
IN DESCRIPTION				SALES TAX			
Engineering Services performed for				FREIGHT CHARGES			
LaGrange Street property in Newton for the				TOTAL INVOICE		>>>	
month of December, 2000.				AMOUNT		>>> \$ 4,003.19	

SPECIAL PROCESSING INSTRUCTION	
X	MAIL CHECK WITH COPY OF ATTACHED INVOICE / CORRESPONDENCE
	MAIL CHECK TO JOAN NICHOLS @ P1604
EMPLOYEE	EXT
Joan Nichols	(617) 424-3126
IN LIEU OF CHECK APPLY TO ACCT	ACCOUNT NO.
MAKE WIRE FUNDS TRANSFER PAYMENT (FORWARD REQUEST TO FINANCIAL REPORTS P-1602 WITH WIRING INSTRUCTIONS)	TRANSFER DATE

AUTHORIZATION SIGNATURES		EMPLOYEE NO.
DIVISION HEAD OR ABOVE	<i>Joan Nichols</i>	172784
DEPARTMENT HEAD OR ABOVE	<i>SB</i>	824397
VENDOR'S TAX PAYER ID NUMBER		04-308-0871
FORWARD TO CONTROLLERS OFFICE P-354 FOR REVIEW		

ATTACH 2 COPIES OF INVOICE OF SUPPORTING DOCUMENT
NOT TO BE USED FOR PURCHASE ORDER INVOICE PAYMENT

ORIGINAL COPY

BEALS ASSOCIATES INC.

D.T.E. 041113
Attachment AG 1-8
Page 11 of 99
02109-2705
617-742-3554
FAX: 742-0310

DATE: 1/31/2001

ADDRESS: Mr. Donald Anastasia - NSTAR
c/o Mr. Arthur M. Agnew III SIOR
Insignia/ESG, Inc.
One Financial Center, 4th Floor
Boston, MA 02111

INVOICE NO.: 7746

PROJECT/JOB: NSTAR
Newton, Massachusetts
C-229

BILLING PERIOD: DECEMBER, 2000

ok to pay
3/13/01
Labarge St.
work order

Tax ID #
04-308-0871

INVOICE

DATE	ENGINEER		AMOUNT
12/1/2000	Principal	Retrieve file information, review zoning and environmental permit regulations and prepare strategy information for Trey Agnew.	560.00
12/4/2000	PE	Job Administration. Coordinate recreation of record plan from preliminary plan set.	240.00
12/4/2000	Associate	Attend team meeting with Trey Agnew and Rick Murphy in preparation of a meeting with client 12/6.	120.00
12/4/2000	Principal	Prepare for and attend a meeting with Insignia and Richard Murphy, Esq. to discuss disposition strategies for Newton Property.	280.00
12/5/2000	Principal	Prepare for and attend a meeting with Boston Edison to review and discuss permitting and disposition strategies.	420.00
12/5/2000	Principal	Prepare plans and information for meeting with Boston Edison.	140.00
12/13/2000	Principal	Prepare development financial analysis.	700.00
12/20/2000	Tech/Admin	Coordinate for courier delivery of 6 original NSTAR-Newton Property Comparative Analyses Sheets to Trey Agnew, as requested.	25.00
12/20/2000	Principal	Research and prepare a financial analysis of the development potential of the NSTAR Newton property. Attend a meeting with Trey Agnew to discuss.	840.00
12/22/2000	Principal	Revise financial analysis as per discussions with Trey Agnew. Distribute revised spreadsheets.	140.00
	Expenses	Project related expenses and subcontractors such as reprographics, travel, deliveries, printing, filing fees, and other project related expenses and materials.	538.19


Lawrence M. Beals

TOTAL DUE

\$4,003.19

REQUEST FOR PAYMENT MEMORANDUM

INVOICE NO.	DATE	CAT	DEPT DIV	SUBSIDIARY	TRANS TYPE	STANDARD INV (STD)	CREDIT MEMO (C/M)	DEBIT MEMO (D/M)
37020	09-May-01	GH	41L40			X		
FROM Joan Nichols					MAIL P1604		PHONE (617) 424-3126	

PLEASE ISSUE A CHECK FOR:

>> Four Hundred Sixty-Two AND 50 /100 DOLLARS

V E N D O R	NAME Beals Associates Inc.		
	ADDRESS 1 31 State Street		
	ADDRESS 2		
	ADDRESS 3		
	CITY Boston,	STATE MA	ZIP 02109-2705

VOUCHER
160541

VENDOR NO.		DUE DATE		ADDRESS ID		SALES TAX ACCRUAL	
		05/16/01				\$	
1099/Tax Y/N Y/N	Charge Company	Oracle Account	Oracle Cost Center	WORK ORDER	AMOUNT DEBIT (CREDIT)		
	120	25303-00	23065	0179965	\$ 462.50		
					\$		
					\$		
					\$		
INVOICE DESCRIPTION				SALES TAX			
Services associated with LaGrange Street property for the month of January 2001.				FREIGHT CHARGES			
				TOTAL INVOICE AMOUNT		>>> \$ 462.50	

SPECIAL PROCESSING INSTRUCTION	
X	MAIL CHECK WITH COPY OF ATTACHED INVOICE / CORRESPONDENCE
#REF!	MAIL CHECK TO JOAN NICHOLS @ P1604
EMPLOYEE	EXT
Joan Nichols	(617) 424-3126
IN LIEU OF CHECK APPLY TO ACCT	ACCOUNT NO.
MAKE WIRE FUNDS TRANSFER PAYMENT (FORWARD REQUEST TO FINANCIAL REPORTS P-1602 WITH WIRING INSTRUCTIONS)	TRANSFER DATE

AUTHORIZATION SIGNATURES	EMPLOYEE NO.
DIVISION HEAD OR ABOVE	172784
DEPARTMENT HEAD OR ABOVE	1824397
VENDOR'S TAX PAYER ID NUMBER	
FORWARD TO CONTROLLERS OFFICE P-354 FOR REVIEW	

ATTACH 2 COPIES OF INVOICE OF SUPPORTING DOCUMENT
NOT TO BE USED FOR PURCHASE ORDER INVOICE PAYMENT

ORIGINAL COPY

BEALS ASSOCIATES INC.

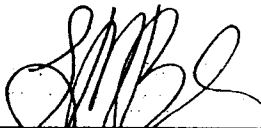
D.T.E. 04-113
Attachment AG-1-8
Page 13 of 99
319 STATE STREET
BOSTON
MASSACHUSETTS
02109-2705
617 742-3554
FAX: 742-0310

DATE: 3/1/2001
ADDRESS: Mr. Donald Anastasia - NSTAR
c/o Mr. Arthur M. Agnew III SIOR
Insignia/ESG, Inc.
One Financial Center, 4th Floor
Boston, MA 02111
INVOICE NO.: 7802
PROJECT/JOB: NSTAR
Newton, Massachusetts
C-229
BILLING PERIOD: JANUARY, 2001

oc to pay!
5/8/2001
LABRANGE ST.
work order

INVOICE

DATE	ENGINEER		AMOUNT
1/2/2001	Tech/Admin	Word processing of revisions to Analysis Spreadsheet.	27.50
1/2/2001	Principal	Prepare revised financial analysis for revenue versus expenses and consideration of market adjustments. Forward Excel spreadsheet to Trey Agnew at Insignia.	435.00


Lawrence M. Beals

TOTAL DUE

\$462.50

REQUEST FOR PAYMENT MEMORANDUM - FOR PASSPORT INPUT

DATE 11-18-02	TRANS TYPE	STAND INV. (STD)	CREDIT MEMO (C/M)	DEBIT MEMO (D/M)
FROM (Name)		MAIL	PHONE	
Susan Laney		SUM-SE200	781-441-3654	
PLEASE ISSUE A CHECK FOR (AMT IN WORDS)	One Thousand Eight Hundred Twenty Nine-----04/100			

VENDOR	NAME	Beals Associates Inc			
	ADDRESS	31 State Street			
	ADDRESS2				
	ADDRESS 3				
	CITY	Boston	STATE	MA	ZIP

VENDOR CODE					DUE DATE	SALES TAX ACCRUAL
						\$
1099 /Tax Y/N	Charge Company	Oracle Account	Sub Account	Oracle Cost Center	Oracle Work Order	AMOUNT DEBIT (CREDIT)
	BE	253030	00	23065	0179965-01	\$ 1,829.04
						\$
						\$
INVOICE DESCRIPTION	Professional Services for Newton, Mass.				SALES TAX	\$
					FREIGHT CHARGES	\$
					TOTAL INVOICE AMOUNT	\$ 1,829.04

SPECIAL PROCESSING INSTRUCTIONS	
<u>Please notify me when check is ready for pick up Ext. 3654</u>	
CONTACT EMPLOYEE	EXT.
Susan Laney	3654
IN LIEU OF CHECK APPLY TO ELECTRIC ACCOUNT	ACCOUNT NO.
WIRE FUNDS TRANSFER PAYMENT REQUEST TO FINANCIAL REPORTS P-1602 WITH WIRING INSTRUCTIONS	TRANSFER DATE

AUTHORIZED SIGNATURES	EMPLOYEE NO.
SUPERVISOR OR ABOVE	
Susan Laney	001013
MANAGER OR ABOVE	
	824397
VENDOR'S TAX PAYER ID NUMBER	
FORWARD TO ACCOUNTS PAYABLE - SE-240	

BEALS ASSOCIATES INC.

D.T.E. 04-113
Attachment AG-18
Page 15 of 99
3 STATE STREET
BOSTON
MASSACHUSETTS
02109-2705
617 742-3554
FAX: 742-0310

DATE: 11/8/2002
ADDRESS: Mr. Stephen Carroll
NStar Electric & Gas
One NStar Road
Westwood, MA 02090
INVOICE NO.: 8324
PROJECT/JOB: NSTAR
Newton, Massachusetts
C-229
BILLING PERIOD: SEPTEMBER, 2002

*ok to 11/15/2002
PM
Labrange Street
work order*

INVOICE

DATE	ENGINEER		AMOUNT
9/24/2002	Associate	Begin review of Preliminary Subdivision Plan in light of Rivers Protection Act.	210.00
9/25/2002	Associate	Prepare exhibit plan with Riverfront areas delineated. Identify problem lots. Prepare sketch plans reconfiguring lots affected by Rivers Protection Act.	350.00
9/26/2002	Tech/Admin	Prepare memo for Trey Agnew regarding Impact of Rivers Protection.	30.00
9/26/2002	Associate	Mark up exhibit plan for revisions. Prepare memo and new locus plan for Trey.	210.00
9/27/2002	Prof. Staff	Create two Exhibit Plans of proposed lotting configurations. Calculate areas and frontages of proposed lots.	540.00
	Expenses	Project related expenses and subcontractors such as reprographics, travel, deliveries, printing, filing fees, and other project related expenses and materials.	489.04


Lawrence M. Beals

TOTAL DUE**\$1,829.04**

REQUEST FOR PAYMENT MEMORANDUM - FOR PASSPORT INPUT

DATE 11/22/02	TRANS TYPE	STAND INV. (STD)	CREDIT MEMO (C/M)	DEBIT MEMO (D/M)
				Attachment AG-1-8 Page 16 of 99
FROM (Name) usan Laney			MAIL SUM-SE200	PHONE 781-424-3654
PLEASE ISSUE A CHECK FOR (AMT IN WORDS)	Three thousand one hundred sixty one-----45/100			

VENDOR	NAME	Beals Associates Inc		
	ADDRESS	31 State Street		
	ADDRESS2			
	ADDRESS 3			
	CITY	Boston	STATE MA	ZIP 02109-2705

*Pay Inf. # 551433
cc # 306127
rd 11/26/02*

VENDOR CODE										DUE DATE	SALES TAX ACCRUAL
											\$
1099 /Tax Y/N Y/N	Charge Company	Oracle Account	Sub Account	Oracle Cost Center	Oracle Work Order						AMOUNT DEBIT (CREDIT)
	BE-120	253030	00	23065	00179965-01						\$ 3,161.45
											\$
											\$
VOICE DESCRIPTION	Professional Services for Newton, MA				SALES TAX				\$		
					FREIGHT CHARGES				\$		
					TOTAL INVOICE AMOUNT				\$ 3,161.45		

SPECIAL PROCESSING INSTRUCTIONS	
<u>Please notify me when check is ready for pick up Ext. 3654.</u>	
CONTACT EMPLOYEE	EXT.
Susan Laney	3654
IN LIEU OF CHECK APPLY TO ELECTRIC ACCOUNT	ACCOUNT NO.
MAKE WIRED FUNDS TRANSFER PAYMENT FORWARD REQUEST TO FINANCIAL PORTS P-1602 WITH WIRING INSTRUCTIONS	TRANSFER DATE

AUTHORIZED SIGNATURES	EMPLOYEE NO.
SUPERVISOR OR ABOVE <i>Susan Laney</i>	001013
MANAGER OR ABOVE <i>Stephen</i>	824397
VENDOR'S TAX PAYER ID NUMBER	
FORWARD TO ACCOUNTS PAYABLE - SE-240	

W.C. never had acct.

BEALS ASSOCIATES INC.

D.T.E. 04-113
Attachment AG-18
Page 17 of 99
11-11-02 SHEET
By: [Signature]
MASSACHUSETTS
02109-2705
617 742-3554
FAX: 742-0310

DATE: 11/14/2002
ADDRESS: Mr. Stephen Carroll
NStar Electric & Gas
One NStar Road
Westwood, MA 02090

OK to pay.
Lxbrange Street 11/22/2002
workorder

INVOICE NO.: 8340
PROJECT/JOB: NSTAR
Newton, Massachusetts
C-229
BILLING PERIOD: FINAL INVOICE

INVOICE

DATE	ENGINEER		AMOUNT
10/1/2002	Tech/Admin	Prepare PLANS for Stephen Carroll.	30.00
10/2/2002	Tech/Admin	Prepare existing conditions plan.	105.00
10/3/2002	Principal	Prepare an analysis of existing conditions and regulations as it affects subdivision plans prepared for NSTAR.	150.00
10/1/2002	Associate	Call to Trey re; revised plans. Review revised plans. Meeting with Trey to review plans.	210.00
10/3/2002	Associate	Coordinate with project draftsman on revisions to lotting plan.	140.00
10/4/2002	Prof. Staff	Revise Exhibit Plan to suit clients needs.	360.00
10/7/2002	Prof. Staff	Final revisions and reproductions.	90.00
10/8/2002	Associate	Check revisions to lotting exhibit plan. Calls from Trey Agnew re: ANR lots based on 1997 conceptual plan.	140.00
10/9/2002	Associate	Review final revisions. Coordinate delivery to Trey and Stephen Carroll.	70.00
10/9/2002	Tech/Admin	Prepare Conceptual Exhibit Plans for Trey Agnew and Stephen Carroll.	45.00
10/31/2002	Associate	Update 1997 report to reflect new conceptual site plan and Rivers Protection Act. Prepare new report graphics.	280.00
11/5/2002	Associate	Modify exhibit plans for new report. Edit zoning summary to include revisions from most recent edition of zoning. Coordinate preparation of modified ANR concept plan. Prepare cover letter, table of contents, locus plan etc.	490.00
11/6/2002	Associate	Modify 8 1/2 x 11 sized exhibit plans for new report. Coordinate with designer on revisions to 1997 ANR plan and additional modifications to full-sized plans to accompany report.	140.00
11/6/2002	Prof. Staff	Concept Plans and color graphics at 8x11.	360.00


Lawrence M. Beals

TOTAL DUE

DATE: 11/14/2002
ADDRESS: Mr. Stephen Carroll
NStar Electric & Gas
One NStar Road
Westwood, MA 02090
INVOICE NO.: 8340
PROJECT/JOB: NSTAR
Newton, Massachusetts
C-229
BILLING PERIOD: FINAL INVOICE

INVOICE

DATE	ENGINEER		AMOUNT
11/7/2002	Associate	Additional revisions to both small and large exhibit plans. Revisions to report text, preparation of charts and locus plan. Coordinate reproduction and delivery of draft reports to Trey Agnew and Stephen Carroll.	420.00
11/7/2002	Tech/Admin	Prepare Draft site Development Report for Stephen Carroll and Trey Agnew.	45.00
	Expenses	Project related expenses and subcontractors such as reprographics, travel, deliveries, printing, filing fees, and other project related expenses and materials.	86.45



Lawrence M. Beals

TOTAL DUE \$3,161.45

REQUEST FOR PAYMENT MEMORANDUM

INVOICE NO.	DATE	CAT	DEPT DIV	SUBSIDIARY	TRANS TYPE	STAND INV (STD)	CREDIT MEMO (C/M)	DEBIT MEMO (D/M)
37645	23-Jan-03	GH	41L40			X		
FROM Joan Nichols					MAIL SE210		PHONE (718) 441-3135	
PLEASE ISSUE A CHECK FOR:								
>> Ten Thousand One Hundred Thirty-Nine							AND 40 /100 DOLLARS	

V E N D O R	NAME Beals Associates Inc.		
	ADDRESS 1 31 State Street		
	ADDRESS 2		
	ADDRESS 3		
	CITY Boston,	STATE MA	ZIP 02109-2705

VOUCHER 649453

acc # 317601
rd 1/29/03

VENDOR NO.		DUE DATE		ADDRESS ID		SALES TAX ACCRUAL	
		01/23/03				\$	
1099/Tax Y/N Y/N	Charge Company	Oracle Account	Oracle Cost Center	WORK ORDER	AMOUNT DEBIT (CREDIT)		
	120	253030-00	23065	0179965	\$	10,139.40	
					\$		
					\$		
					\$		
INVOICE DESCRIPTION				SALES TAX			
LaGrange Street property in Newton				FREIGHT CHARGES			
				TOTAL INVOICE		>>>	
				AMOUNT		>>> \$ 10,139.40	

SPECIAL PROCESSING INSTRUCTION	
X	MAIL CHECK WITH COPY OF ATTACHED INVOICE / CORRESPONDENCE
	MAIL CHECK TO JOAN NICHOLS @ SE210
EMPLOYEE	EXT
Joan Nichols	(718) 441-3135
IN LIEU OF CHECK APPLY TO ACCT	ACCOUNT NO.
MAKE WIRE FUNDS TRANSFER PAYMENT (FORWARD REQUEST TO FINANCIAL REPORTS P-1602 WITH WIRING INSTRUCTIONS)	TRANSFER DATE

AUTHORIZATION SIGNATURES	EMPLOYEE NO.
DIVISION HEAD OR ABOVE <i>Joan Nichols</i>	172781
DEPARTMENT HEAD OR ABOVE <i>Stephen Carroll</i>	824317
VENDOR'S TAX PAYER ID NUMBER	
FORWARD TO CONTROLLERS OFFICE P-354 FOR REVIEW	

ATTACH 2 COPIES OF INVOICE OF SUPPORTING DOCUMENT
NOT TO BE USED FOR PURCHASE ORDER INVOICE PAYMENT

ORIGINAL COPY

BEALS ASSOCIATES INC.

D.T.E. 04-113
Attachment AG-118
Page 20 of 99
MASSACHUSETTS
02109-2705
617 742-3554
FAX: 742-0310


DATE: 12/31/2002

ADDRESS: Mr. Stephen Carroll
NStar Electric & Gas
One NStar Road
Westwood, MA 02090

INVOICE NO.: 8408

PROJECT/JOB: NSTAR
Newton, Massachusetts
C-229

BILLING PERIOD: DECEMBER, 2002

OK
TOPAY.
Labarge Street
Waltham


1/23/03


253034-R-23065

W. 0179965

(120)

INVOICE

DATE	ENGINEER		AMOUNT
12/10/2002	Principal	Retrieve information, review regulations and prepare for and attend a meeting at NSTAR to review information, permit requirements and land disposition strategy.	150.00
12/10/2002	Associate	Visit to City Hall to obtain current regulations. Review existing Preliminary Subdivision Plan for conformance with current regulations. Prepare for and attend meeting at NSTAR.	840.00
12/11/2002	Principal	Up-grade preliminary subdivision plan to insure that all information is correct and current and in accordance with the City of Newton requirements.	150.00
12/11/2002	Associate	Coordinate reprographics and deliver of plans for Rick Murphy.	70.00
12/12/2002	Associate	Coordinate revisions to 1997 Preliminary Subdivision Plans.	280.00
12/12/2002	Prof. Staff	Gather data from original plans, review City of Newton regulations	720.00
12/13/2002	Prof. Staff	Prepare preliminary subdivision plans	720.00
12/16/2002	Associate	Contact PLS re: abutters information. Begin update of abutters on-line.	140.00
12/16/2002	PE	Review progress of Preliminary Subdivision Plan revisions.	280.00
12/16/2002	Prof. Staff	Preliminary Subdivision Plans, revise lot lines per zoning build factor	720.00
12/17/2002	Associate	Call from Trey Agnew. Prepare chart comparing various schemes and numbers and types of lots. Fax same to Trey. Call from Trey to discuss chart.	140.00
12/17/2002	Tech/Admin	Updated Abutter's list through calling abutter's offices in Newton, and Brookline, as well as using the respective town websites. It was also necessary to update addresses as well, as some of the data was erroneous	90.00


Lawrence M. Beals

TOTAL DUE

DATE: 12/31/2002

ADDRESS: Mr. Stephen Carroll
NStar Electric & Gas
One NStar Road
Westwood, MA 02090

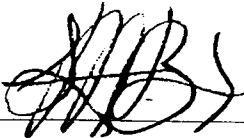
INVOICE NO.: 8408

PROJECT/JOB: NSTAR
Newton, Massachusetts
C-229

BILLING PERIOD: DECEMBER, 2002

INVOICE

DATE	ENGINEER		AMOUNT
12/17/2002	Prof. Staff	Preliminary Subdivision Plans, Add City of Newton Flood Plain, Dimension Lots	720.00
12/18/2002	Associate	Discuss design issues with project engineer. Review follow-up items from conference call with principal.	70.00
12/18/2002	Prof. Staff	Preliminary Subdivision Plans, Plan and Profile Drawings	720.00
12/18/2002	Principal	Conference call with Trey Agnew and Steve Carroll to discuss design issues and information requirements. Prepare and distribute requested information.	300.00
12/19/2002	Associate	Project team meeting to review preliminary subdivision plans and submission requirements. Contact Col-East for aerial photo to establish location of ledge areas and stone walls.	280.00
12/19/2002	Prof. Staff	Create compact disc with drawing set included.	90.00
12/19/2002	Prof. Staff	Preliminary Subdivision Plans, roadway design, add sidewalks and revise roadway width	720.00
12/20/2002	Tech/Admin	Scan locus image into data files.	15.00
12/20/2002	Tech/Admin	Scan Boston Edison Property Locus map with subdivision into system, forward to Trey Agnew and Steve Carroll.	30.00
12/20/2002	Prof. Staff	Graphics, USGS Site locus	180.00
12/20/2002	Principal	Prepare for and participate in a conference call with NSTAR, Insignia, Etal to prepare offering documents.	450.00
12/23/2002	Associate	Revise report as requested by Trey Agnew and Steve Carroll. Email to Liz Nyman. Email correspondence to Liz Nyman re: acreage, illustrations for report.	350.00


Lawrence M. Beals

TOTAL DUE

DATE: 12/31/2002

ADDRESS: Mr. Stephen Carroll
NStar Electric & Gas
One NStar Road
Westwood, MA 02090

INVOICE NO.: 8408

PROJECT/JOB: NSTAR
Newton, Massachusetts
C-229

BILLING PERIOD: DECEMBER, 2002

INVOICE

DATE	ENGINEER		AMOUNT
12/26/2002	Associate	Review emails from Liz Nyman. Coordinate preparation of 8 1/2 x 11 graphic of most current subdivision plan. Modify graphics and coordinate scanning. Coordinate with Rick Murphy on deed references and Patrick Cavanagh on zoning summary.	350.00
12/26/2002	Prof. Staff	Revise plans and print out new Exhibit Plans.	360.00
12/27/2002	Tech/Admin	Scan Existing Conditions, Conceptual Development A & Conceptual Development B plans into electronic file, prepare for Patrick Cavanagh & Geoffrey Ogonosky of Insignia/ESG.	60.00
12/27/2002	Prof. Staff	Preliminary Subdivision Plans, Lot area calculations and plan references notes	720.00
	Expenses	Project related expenses and subcontractors such as reprographics, travel, deliveries, printing, filing fees, and other project related expenses and materials.	424.40



Lawrence M. Beals

TOTAL DUE

\$10,139.40

465373

D.T.E. 04-113
Attachment AG-1-8
Page 23 of 99

REQUEST FOR PAYMENT MEMORANDUM

INVOICE NO	DATE	CAT	DEPT DIV	SUBSIDIARY	TRANS TYPE	STAND INV (STD)	CREDIT MEMO (C/M)	DEBIT MEMO (D/M)
37697	17-Mar-03	GH	41L40			X		
FROM Joan Nichols					MAIL SE210		PHONE (718) 441-3135	
PLEASE ISSUE A CHECK FOR:								
>> Ten Thousand Seven Hundred Sixty-Three							AND 50 /100 DOLLARS	

V E N D O R	NAME Beals Associates Inc.		
	ADDRESS 1 31 State Street		
	ADDRESS 2		
	ADDRESS 3		
	CITY Boston,	STATE MA	ZIP 02109-2705

VOUCHER

BEALS ASSOCI - 00

VENDOR NO.		DUE DATE		ADDRESS ID		SALES TAX ACCRUAL	
		03/21/03				\$	
1099/Tax Y/N Y/N	Charge Company	Oracle Account	Oracle Cost Center	WORK ORDER	AMOUNT DEBIT (CREDIT)		
	120	253030-00	23065	0179965	\$	10,763.50	
					\$		
					\$		
					\$		
INVOICE DESCRIPTION				SALES TAX			
LaGrange Street property in Newton				FREIGHT CHARGES			
Invoice #8441 dated 2/24/03				TOTAL INVOICE AMOUNT		>>> \$ 10,763.50	

SPECIAL PROCESSING INSTRUCTION	
X	MAIL CHECK WITH COPY OF ATTACHED INVOICE / CORRESPONDENCE
	MAIL CHECK TO JOAN NICHOLS @ SE210
EMPLOYEE	EXT
Joan Nichols	(718) 441-3135
IN LIEU OF CHECK APPLY TO ACCT	ACCOUNT NO
MAKE WIRE FUNDS TRANSFER PAYMENT (FORWARD REQUEST TO FINANCIAL REPORTS P-1602 WITH WIRING INSTRUCTIONS)	TRANSFER DATE

AUTHORIZATION SIGNATURES		EMPLOYEE NO.
DIVISION HEAD OR ABOVE		17214
DEPARTMENT HEAD OR ABOVE		624357
VENDOR'S TAX PAYER ID NUMBER		
FORWARD TO CONTROLLERS OFFICE P-354 FOR REVIEW		

ATTACH 2 COPIES OF INVOICE OF SUPPORTING DOCUMENT
NOT TO BE USED FOR PURCHASE ORDER INVOICE PAYMENT

ORIGINAL COPY

BEALS ASSOCIATES INC.D.T.E. 04-113
Attachment AG-1-8
Page 24 of 9931 STATE STREET
BOSTON
MASSACHUSETTS
02109-2705
617 742-3554
FAX: 742-0310

DATE: 2/24/2003

ADDRESS: Mr. Stephen Carroll
NStar Electric & Gas
One NStar Road
Westwood, MA 02090

INVOICE NO.: 8441

PROJECT/JOB: NSTAR
Newton, Massachusetts

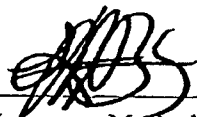
BILLING PERIOD: C-229
JANUARY, 2003

Tom,
OK to pay!
Labrange Street
work order.
3/17/03

179965

INVOICE

DATE	ENGINEER		AMOUNT
1/2/2003	Prof. Staff	Prepare Preliminary Plan set for distribution	180.00
1/2/2003	PE	Review status of project with design team. Coordinate site visit, review existing Col-East manuscript for site features to include in filing for compliance with Newton regulations.	210.00
1/2/2003	Principal	Prepare for and participate in conference call with NSTAR and insignia to coordinate offering documents and subdivision filing schedule.	150.00
1/3/2003	Prof. Staff	Site Visit to field check plans.	225.00
1/3/2003	Prof. Staff	Add rock outcrop and walls to plan	180.00
1/3/2003	Tech/Admin	Corrected old abutter's list and plan	30.00
1/3/2003	Tech/Admin	Prepare reduced Preliminary Plans for Steve Carroll, Trey Agnew, Rick Murphy, Neven Rabadjuja, Elisabeth Nyman & Patrick Cavanagh.	105.00
1/3/2003	PE	Site visit to confirm existing site features. Review plan sets with design team.	560.00
1/6/2003	Tech/Admin	Prepare Application for a Preliminary Plan for NSTAR.	45.00
1/6/2003	Tech/Admin	Prepare application and draft letters for Steve Carroll, Neven Rabadjuja, Trey Agnew and Rick Murphy.	60.00
1/6/2003	Associate	Prepare submission package for Preliminary Subdivision Plan, including cover letter, letter to City Clerk and Health Commissioner. Review Form B requirements. Coordinate with project engineer, Trey Agnew.	280.00
1/6/2003	Prof. Staff	Design water utility for Preliminary Subdivision	180.00
1/6/2003	PE	Preliminary Subdivision Work.	490.00
1/7/2003	Tech/Admin	Prepare bidder information and conceptual plans for conference call regarding NSTAR Electric & Gas.	30.00


Lawrence M. Beals**TOTAL DUE**

DATE: 2/24/2003
ADDRESS: Mr. Stephen Carroll
NStar Electric & Gas
One NStar Road
Westwood, MA 02090
INVOICE NO.: 8441
PROJECT/JOB: NSTAR
Newton, Massachusetts
C-229
BILLING PERIOD: JANUARY, 2003

INVOICE

DATE	ENGINEER		AMOUNT
1/7/2003	Tech/Admin	Format Deed Reference document.	15.00
1/7/2003	Tech/Admin	Prepare Application and Exhibit 1 to Form B for Stephen Carroll.	30.00
1/7/2003	Associate	Review submission package with in-house project team. Prepare for conference call. Attend conference call. Revise application, cover letters and plans as per comments from conference call and Rick Murphy. coordinate delivery of revised application to Stephen Carroll for signatures.	770.00
1/7/2003	Tech/Admin	Typed Preliminary Form B, as well as edited exhibit 1	30.00
1/7/2003	Prof. Staff	Prepare Preliminary Subdivision plan Set, coordinate comments from teleconference	720.00
1/7/2003	PE	Review preliminary subdivision package with design team and attorney. Attend telephone conference call reviewing property offering information and coordination.	840.00
1/7/2003	Principal	Finalize Definitive Subdivision review and revise filling documents with Richard Murphy, Esq., counsel to NSTAR, and prepare for and participate in prefilling conference call.	600.00
1/8/2003	Tech/Admin	Revise cover letter to City of Newton Engineer and letter to City of Newton, City Clerk per Rick Murphy's suggestions.	60.00
1/8/2003	Tech/Admin	Prepare Preliminary Plans for reproduction and reductions.	30.00
1/8/2003	Associate	Review final changes to cover letters and transmittals. Coordinate with Liz Nyman on website documents.	140.00
1/8/2003	Prof. Staff	Prepare preliminary subdivision plan set	270.00
1/8/2003	PE	Preliminary Subdivision.	350.00
1/9/2003	Tech/Admin	Prepare submission packages for Preliminary Site Plans.	120.00
1/9/2003	Tech/Admin	Filing of Preliminary plans with the City of Newton.	120.00


Lawrence M. Beals

TOTAL DUE

DATE: 2/24/2003
ADDRESS: Mr. Stephen Carroll
NStar Electric & Gas
One NStar Road
Westwood, MA 02090
INVOICE NO.: 8441
PROJECT/JOB: NSTAR
Newton, Massachusetts
C-229
BILLING PERIOD: JANUARY, 2003

INVOICE

DATE	ENGINEER		AMOUNT
1/9/2003	Associate	Final coordination of Preliminary Subdivision Plan submission package. Coordinate with Liz Nyman on web site materials.	350.00
1/9/2003	Prof. Staff	Create compact disc with all the latest drawings.	90.00
1/9/2003	Principal	File preliminary subdivision plan with the City of Newton City Engineer, City Clerk and Board of Health. Obtain filing receipts from each agency.	600.00
1/10/2003	Prof. Staff	Create data C.D. for reproduction of site information.	90.00
1/13/2003	Tech/Admin	Prepare Boston Edison Property information for Rick Murphy.	30.00
1/14/2003	Tech/Admin	Prepare Preliminary plans for City of Newton Engineering Department.	30.00
1/16/2003	Tech/Admin	Scan public hearing notice into system and forward to Stephen Carroll, Neven Rabadjija, Elisabeth Nyman, Trey Agnew, Patrick Cavanagh and Rick Murphy.	30.00
1/21/2003	Tech/Admin	Discussed strategy for presentation of materials for early February hearing	30.00
1/23/2003	Associate	Conference call re: Preliminary Sub. presentation.	140.00
1/23/2003	Tech/Admin	Conference Call discussing strategies for planning board meeting on February 3	60.00
1/23/2003	Principal	Participate in NSTAR conference call to discuss timeframe and to discuss presentation content for the Newton Planning Board Public Hearing.	150.00
1/30/2003	Associate	Prepare two renderings for Planning Board hearing 2/3/03.	210.00
	Expenses	Project related expenses and subcontractors such as reprographics, travel, deliveries, printing, filing fees, and other project related expenses and materials.	2,133.50


Lawrence M. Beals

TOTAL DUE \$10,763.50

REQUEST FOR PAYMENT MEMORANDUM

VOICE NO.	DATE	CAT	DEPT DIV	SUBSIDIARY	TRANS TYPE	STAND INV (STD)	CREDIT MEMO (C/M)	DEBIT MEMO (D/M)
37722	10-Apr-03	GH	41L40			X		
FROM Joan Nichols					MAIL SE210		PHONE (718) 441-3135	
PLEASE ISSUE A CHECK FOR:								
>> One Thousand Five Hundred Ninety-Five AND 21 /100 DOLLARS								

V E N D O R	NAME Beals Associates Inc.		
	ADDRESS 1 31 State Street		
	ADDRESS 2		
	ADDRESS 3		
	CITY Boston,	STATE MA	ZIP 02109-2705

VOUCHER
608383

rd 4-16-03
ch# 337084

VENDOR NO.	DUE DATE		ADDRESS ID		SALES TAX ACCRUAL
	4/14/03 - 03/21/03				\$
1099/Tax Y/N Y/N	Charge Company	Oracle Account	Oracle Cost Center	WORK ORDER	AMOUNT DEBIT (CREDIT)
	120	253030-00	23065	0179965	\$ 1,595.21
					\$
					\$
					\$
IN	DESCRIPTION			SALES TAX	
	LaGrange Street property in Newton			FREIGHT CHARGES	
	Invoice #9008 dated 04/01/03			TOTAL INVOICE AMOUNT	>>> \$ 1,595.21

SPECIAL PROCESSING INSTRUCTION	
X	MAIL CHECK WITH COPY OF ATTACHED INVOICE / CORRESPONDENCE
	MAIL CHECK TO JOAN NICHOLS @ SE210
EMPLOYEE	EXT
Joan Nichols	(718) 441-3135
IN LIEU OF CHECK APPLY TO ACCT	ACCOUNT NO.
MAKE WIRE FUNDS TRANSFER PAYMENT (FORWARD REQUEST TO FINANCIAL REPORTS P-1602 WITH WIRING INSTRUCTIONS)	TRANSFER DATE

AUTHORIZATION SIGNATURES		EMPLOYEE NO.
DIVISION HEAD OR ABOVE		172788
DEPARTMENT HEAD OR ABOVE		824387
VENDOR'S TAX PAYER ID NUMBER		
FORWARD TO CONTROLLERS OFFICE P-354 FOR REVIEW		

ATTACH 2 COPIES OF INVOICE OF SUPPORTING DOCUMENT
NOT TO BE USED FOR PURCHASE ORDER INVOICE PAYMENT

ORIGINAL COPY

BEALS ASSOCIATES INC.

D.T.E. 04-113
Attachment AG-1-8
Page 28 of 99
31 STATE STREET
BOSTON
MASSACHUSETTS
02109-2705
617 742-3554
FAX: 742-0310

DATE: 4/1/2003

ADDRESS: Mr. Stephen Carroll
NStar Electric & Gas
One NStar Road
Westwood, MA 02090

INVOICE NO.: 9008

PROJECT/JOB: NSTAR
Newton, Massachusetts
C-229

BILLING PERIOD: FEBRUARY, 2003

Joan,
OK to pay
4/1/2003
LA Barge work order

W.O.# D179965
253034-00-23065
120

INVOICE

DATE	ENGINEER		AMOUNT
2/3/2003	Associate	Prepare for and attend Planning Board hearing.	560.00
2/3/2003	Tech/Admin	Produced digital graphics for tonights Planning Board presentation	45.00
2/3/2003	Principal	Prepare presentation outline and graphics for Planning Board presentation. Participate in a conference call with NSTAR and project team to discuss Planning Board meeting strategy and attend the first public hearing with the Newton Planning Board to present and support the preliminary subdivision plan.	600.00
2/4/2003	Associate	Fax copies of Cons Comm memo to Steve, Trey, Rick, Neven, Patrick and Liz.	70.00
2/4/2003	Tech/Admin	Fax memo received form February 3, 2003 ConCom meeting to Stephen Carroll, Neven Rabadjija, Trey Agnew, Rick Murphy, Patrick Callaghan and Liz Nyman.	30.00
2/27/2003	Associate	Begin preparation of meeting notes from Planning Board public hearing.	210.00
	Expenses	Project related expenses and subcontractors such as reprographics, travel, deliveries, printing, filing fees, and other project related expenses and materials.	80.21


Lawrence M. Beals

TOTAL DUE**\$1,595.21**

REQUEST FOR PAYMENT MEMORANDUM

INVOICE NO.	DATE	CAT	DEPT DIV	SUBSIDIARY	TRANS TYPE	STAND INV (STD)	CREDIT MEMO (C/M)	DEBIT MEMO (D/M)
37740	29-Apr-03	GH	41L40			X		
FROM Joan Nichols					MAIL SE210		PHONE (718) 441-3135	
PLEASE ISSUE A CHECK FOR:								
>> Nine Hundred Forty Five							AND 90 /100 DOLLARS	

V E N D O R	NAME Beals Associates Inc.		
	ADDRESS 1 31 State Street		
	ADDRESS 2		
	ADDRESS 3		
	CITY Boston,	STATE MA	ZIP 02109-2705

VOUCHER

827783
CR # 339393
RD 5/1/03

VENDOR NO.		DUE DATE		ADDRESS ID		SALES TAX ACCRUAL	
		05/06/03				\$	
1099/Tax Y/N Y/N	Charge Company	Oracle Account	Oracle Cost Center	WORK ORDER	AMOUNT DEBIT (CREDIT)		
	120	253030-00	23065	0179965	\$ 945.90		
					\$		
					\$		
					\$		
INVOICE DESCRIPTION				SALES TAX			
LaGrange Street property in Newton				FREIGHT CHARGES			
Invoice #9030 dated 04/14/03				TOTAL INVOICE AMOUNT >>> \$ 945.90			

SPECIAL PROCESSING INSTRUCTION	
X	MAIL CHECK WITH COPY OF ATTACHED INVOICE / CORRESPONDENCE
	MAIL CHECK TO JOAN NICHOLS @ SE210
EMPLOYEE	EXT
Joan Nichols	(718) 441-3135
IN LIEU OF CHECK APPLY TO ACCT	ACCOUNT NO.
MAKE WIRE FUNDS TRANSFER PAYMENT (FORWARD REQUEST TO FINANCIAL REPORTS P-1602 WITH WIRING INSTRUCTIONS)	TRANSFER DATE

AUTHORIZATION SIGNATURES		EMPLOYEE NO.
DIVISION HEAD OR ABOVE <i>Joan Nichols</i>		172784
DEPARTMENT HEAD OR ABOVE <i>JS</i>		824397
VENDOR'S TAX PAYER ID NUMBER		
FORWARD TO CONTROLLERS OFFICE P-354 FOR REVIEW		

ATTACH 2 COPIES OF INVOICE OF SUPPORTING DOCUMENT
NOT TO BE USED FOR PURCHASE ORDER INVOICE PAYMENT

ORIGINAL COPY

BEALS ASSOCIATES INC.

D.T.E. 04-113
Attachment AG-1-8
Page 30 of 99

MASSACHUSETTS
02109-2705
617 742-3554
FAX: 742-0310

DATE: 4/14/2003
ADDRESS: Mr. Stephen Carroll
NStar Electric & Gas
One NStar Road
Westwood, MA 02090

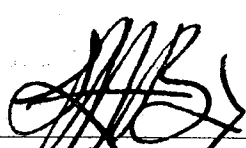
*OK to pay
Labrange St.
work order*

INVOICE NO.: 9030
PROJECT/JOB: NSTAR
Newton, Massachusetts
C-229
BILLING PERIOD: MARCH, 2003

253030.00-23065
0179965-0000
120

INVOICE

DATE	ENGINEER		AMOUNT
3/18/2003	Principal	Meeting with Trey Agnew and LandVest to provide information regarding design plans, site conditions, permitting issues, and other information as requested by LandVest.	300.00
3/20/2003	Tech/Admin	Prepare Planning Board meeting notes.	120.00
3/25/2003	Principal	Prepare information for the April 7, 2003 continued Planning Board Public Hearing and coordinate with the disposition team.	150.00
3/25/2003	Principal	Develop strategy with Stephen Carroll to handle Planning Board issues and to insure that the zoning freeze is protected.	150.00
3/26/2003	Principal	Overall project management, quality control, work product review and scheduling.	150.00
	Expenses	Project related expenses and subcontractors such as reprographics, travel, deliveries, printing, filing fees, and other project related expenses and materials.	75.90


Lawrence M. Beals

TOTAL DUE

\$945.90

REQUEST FOR PAYMENT MEMORANDUM

INVOICE NO.	DATE	CAT	DEPT DIV	SUBSIDIARY	TRANS TYPE	STAND INV (STD)	CREDIT MEMO (C/M)	DEBIT MEMO (D/M)
37781	09-Jun-03	GH	41L40			X		
FROM Joan Nichols					MAIL SE210		PHONE (718) 441-3135	
PLEASE ISSUE A CHECK FOR:								
>> Two Thousand Three Hundred Thirty Four							AND 84 100 DOLLARS	

V E N D O R	NAME Beals Associates Inc.		
	ADDRESS 1 31 State Street		
	ADDRESS 2		
	ADDRESS 3		
	CITY Boston,	STATE MA	ZIP 02109-2705

VOUCHER 899893

CIC 346093
rd 6-11-03

VENDOR NO.	DUE DATE			ADDRESS ID		SALES TAX ACCRUAL
	06/13/03					\$
1099/Tax Y/N Y/N	Charge Company	Oracle Account	Oracle Cost Center	WORK ORDER	AMOUNT DEBIT (CREDIT)	
	120	253030-00	23065	0179965	\$ 2,334.84	
					\$	
					\$	
					\$	
INVOICE DESCRIPTION				SALES TAX		
LaGrange Street property in Newton				FREIGHT CHARGES		
Invoice #9056 dated 05/28/03				TOTAL INVOICE >>>		
				AMOUNT >>> \$ 2,334.84		

SPECIAL PROCESSING INSTRUCTION	
X	MAIL CHECK WITH COPY OF ATTACHED INVOICE / CORRESPONDENCE
	MAIL CHECK TO JOAN NICHOLS @ SE210
EMPLOYEE	EXT
Joan Nichols	(718) 441-3135
IN LIEU OF CHECK APPLY TO ACCT	ACCOUNT NO.
MAKE WIRE FUNDS TRANSFER PAYMENT (FORWARD REQUEST TO FINANCIAL REPORTS P-1602 WITH WIRING INSTRUCTIONS)	TRANSFER DATE

AUTHORIZATION SIGNATURES		EMPLOYEE NO.
DIVISION HEAD OR ABOVE		172784
DEPARTMENT HEAD OR ABOVE		824397
VENDOR'S TAX PAYER ID NUMBER		
FORWARD TO CONTROLLERS OFFICE P-354 FOR REVIEW		

ATTACH 2 COPIES OF INVOICE OF SUPPORTING DOCUMENT
NOT TO BE USED FOR PURCHASE ORDER INVOICE PAYMENT

ORIGINAL COPY

BEALS ASSOCIATES INC.

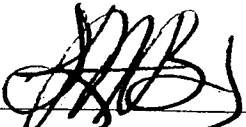
D.T.F. 04-113
Attachment AG-1-8
Page 32 of 99
20 STATE STREET
BOSTON
MASSACHUSETTS
02109-2705
617 742-3554
FAX: 742-0310

DATE: 5/28/2003
ADDRESS: Mr. Stephen Carroll
NStar Electric & Gas
One NStar Road
Westwood, MA 02090
INVOICE NO.: 9056
PROJECT/JOB: NSTAR
Newton, Massachusetts
C-229
BILLING PERIOD: APRIL, 2003

Joan,
OK to pay,
Labrange Street work order
[Signature] 5/18/2003

INVOICE

DATE	ENGINEER		AMOUNT
4/3/2003	Principal	Telephone conference with the City Engineer concerning the Preliminary Subdivision and his review comments. Review GIS information regarding City of Newton datum to insure compliance with Newton Subdivision rules and regulations.	150.00
4/3/2003	Principal	Prepare with Rick Murphy regarding strategy.	150.00
4/4/2003	Principal	Provide a response letter to the City Engineer and Planning Board.	150.00
4/7/2003	Principal	Prepare response letters to the Newton Planning Board. Prepare for and attend the second Public Hearing with the Newton Planning Board to review and discuss the Preliminary Subdivision plans.	750.00
4/8/2003	Tech/Admin	Combined possible layout plans for individual areas prepared by Sasaki into two possible overall development plans. Reviewed with engineer and sent material to Trey Agnew in preparation for a conference call	165.00
4/9/2003	Tech/Admin	Conversation with the City of Newton Planning Board regarding meeting notes and preliminary subdivision approval.	30.00
4/10/2003	Associate	Coordinate with project administrator re: additional information from City of Newton. Proof meeting notes.	140.00
4/10/2003	Principal	Prepare and distribute site development plans as prepared by the City's consultants. Participate in a conference call with NSTAR, Insignia, and Richard Murphy, ESQ.	150.00
4/16/2003	Tech/Admin	Obtain Planning Board decision on Preliminary Subdivision.	30.00
4/16/2003	Tech/Admin	Correspondence regarding decision to project manager. Prepare copy of Planning Board decision for Trey Agnew.	15.00

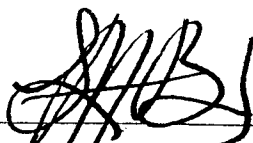

Lawrence M. Beals

TOTAL DUE

DATE: 5/28/2003
ADDRESS: Mr. Stephen Carroll
NStar Electric & Gas
One NStar Road
Westwood, MA 02090
INVOICE NO.: 9056
PROJECT/JOB: NSTAR
Newton, Massachusetts
C-229
BILLING PERIOD: APRIL, 2003

INVOICE

DATE	ENGINEER		AMOUNT
4/28/2003	Principal	Conference call with Insignia regarding memo to potential bidders regarding Newton website and the Planning Board decision approving the preliminary subdivision. Provide documents as requested.	150.00
4/28/2003	Tech/Admin	Format Planning Board Decision as tiff files and forward to Liz Nyman, Patrick Cavanaugh, Stephen Carroll & Trey Agnew.	60.00
4/29/2003	Principal	Provide information and documents to Insignia regarding a new notice to bidders, provide review comments on text to Insignia.	150.00
4/30/2003	Associate	Complete review of meeting notes.	140.00
4/30/2003	Tech/Admin	Correspondence with Liz Nyman regarding Planning Board decision.	30.00
	Expenses	Project related expenses and subcontractors such as reprographics, travel, deliveries, printing, filing fees, and other project related expenses and materials.	74.84



Lawrence M. Beals

TOTAL DUE \$2,334.84

REQUEST FOR PAYMENT MEMORANDUM

ACE NO.	DATE	CAT	DEPT DIV	SUBSIDIARY	TRANS TYPE	STAND INV (STD)	CREDIT MEMO (C/M)	DEBIT MEMO (D/M)
37852	19-Aug-03	GH	41L40			X		
FROM Joan Nichols					MAIL SE210	PHONE (718) 441-3135		

PLEASE ISSUE A CHECK FOR:

>> Seven Hundred Eighty-Four AND 29 /100 DOLLARS

V E N D O R	NAME Beals Associates Inc.		
	ADDRESS 1 31 State Street		
	ADDRESS 2		
	ADDRESS 3		
	CITY Boston,	STATE MA	ZIP 02109-2705

VOUCHER

613914
CIC # 0000359 753
rel 8/25/03

VENDOR NO.		DUE DATE		ADDRESS ID		SALES TAX ACCRUAL	
		08/25/03				\$	
1099/Tax Y/N Y/N	Charge Company	Oracle Account	Oracle Cost Center	WORK ORDER	AMOUNT DEBIT (CREDIT)		
	120	253030-00	23065	0179965	\$ 784.29		
					\$		
					\$		
					\$		
INVENTORY DESCRIPTION				SALES TAX			
LaGrange Street property in Newton				FREIGHT CHARGES			
Invoice #9110 dated 08/5/2003				TOTAL INVOICE		>>>	
				AMOUNT		>>> \$ 784.29	

SPECIAL PROCESSING INSTRUCTION	
X	MAIL CHECK WITH COPY OF ATTACHED INVOICE / CORRESPONDENCE
	MAIL CHECK TO JOAN NICHOLS @ SE210
EMPLOYEE	EXT
Joan Nichols	(718) 441-3135
IN LIEU OF CHECK APPLY TO ACCT	ACCOUNT NO.
MAKE WIRE FUNDS TRANSFER PAYMENT (FORWARD REQUEST TO FINANCIAL REPORTS P-1602 WITH WRING INSTRUCTIONS)	TRANSFER DATE

AUTHORIZATION SIGNATURES		EMPLOYEE NO.
DIVISION HEAD OR ABOVE	<i>Joan Nichols</i>	172784
DEPARTMENT HEAD OR ABOVE	<i>[Signature]</i>	824397
VENDOR'S TAX PAYER ID NUMBER		
FORWARD TO CONTROLLERS OFFICE P-354 FOR REVIEW		

ATTACH 2 COPIES OF INVOICE OF SUPPORTING DOCUMENT
NOT TO BE USED FOR PURCHASE ORDER INVOICE PAYMENT

ORIGINAL COPY

BEALS ASSOCIATES INC.

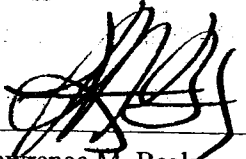
ok tape 8/16/2003
D.T.E. 04-113
Attachment AG-118
Page 35 of 99
LABRANGE ST
WORK ORDER
MASSACHUSETTS
02109-2705
617 742-3554
FAX: 742-0310

DATE: 8/5/2003
ADDRESS: Mr. Stephen Carroll
NStar Electric & Gas
One NStar Road
Westwood, MA 02090

INVOICE NO.: 9110
PROJECT/JOB: NSTAR
Newton, Massachusetts
C-229
BILLING PERIOD: JUNE, 2003

INVOICE

DATE	ENGINEER		AMOUNT
5/8/2003	Tech/Admin	Prepare Kessler Woods article from the Newton Tab for Stephen Carroll of NSTAR and Trey Agnew of Cushman Wakefield.	30.00
5/19/2003	Tech/Admin	Prepare April 7, 2003 certified meeting notes for Trey Agnew.	30.00
6/5/2003	Principal	Prepare for and participate in conference call with NSTAR and others to discuss the project strategy and permitting requirements.	150.00
6/6/2003	Principal	Electronic correspondence with clients to discuss draft message.	45.00
6/27/2003	PE	Coordinate reproduction and delivery of Preliminary Subdivision Plan Sets and Applications per request from Rick Murphy.	350.00
6/27/2003	Tech/Admin	Prepare six sets of Preliminary Plans and application booklets for overnight delivery to Rick Murphy.	75.00
	Expenses	Project related expenses and subcontractors such as reprographics, travel, deliveries, printing, filing fees, and other project related expenses and materials.	104.29


Lawrence M. Beals

TOTAL DUE

\$784.29

REQUEST FOR PAYMENT MEMORANDUM

INVOICE NO.	DATE	CAT	DEPT DIV	SUBSIDIARY	TRANS TYPE	STAND INV (STD)	CREDIT MEMO (C/M)	DEBIT MEMO (D/M)
37873	08-Sep-03	GH	41L40			X		
FROM Joan Nichols					MAIL SE210		PHONE (718) 441-3135	

PLEASE ISSUE A CHECK FOR:

>> One Thousand Nine Hundred Eighty-One AND 75 /100 DOLLARS

V E N D O R	NAME Beals Associates Inc.		
	ADDRESS 1 31 State Street		
	ADDRESS 2		
	ADDRESS 3		
	CITY Boston,	STATE MA	ZIP 02109-2705

VOUCHER 514324

CK # 362544
9/11/03

VENDOR NO.		DUE DATE		ADDRESS ID		SALES TAX ACCRUAL	
		09/11/03					
1099/Tax Y/N Y/N	Charge Company	Oracle Account	Oracle Cost Center	WORK ORDER	AMOUNT DEBIT (CREDIT)		
	120	253030-00	23065	0179965	1,981.75		
					\$		
					\$		
					\$		
INV DESCRIPTION				SALES TAX			
LaGrange Street property in Newton				FREIGHT CHARGES			
Invoice #9134 dated 08/15/2003				TOTAL INVOICE AMOUNT		>>> \$ 1,981.75	

SPECIAL PROCESSING INSTRUCTION	
X	MAIL CHECK WITH COPY OF ATTACHED INVOICE / CORRESPONDENCE
	MAIL CHECK TO JOAN NICHOLS @ SE210
EMPLOYEE	EXT
Joan Nichols	(718) 441-3135
IN LIEU OF CHECK APPLY TO ACCT	ACCOUNT NO.
MAKE WIRE FUNDS TRANSFER PAYMENT (FORWARD REQUEST TO FINANCIAL REPORTS P-1602 WITH WIRING INSTRUCTIONS)	TRANSFER DATE

AUTHORIZATION SIGNATURES		EMPLOYEE NO.
DIVISION HEAD OR ABOVE		172784
DEPARTMENT HEAD OR ABOVE		824397
VENDOR'S TAX PAYER ID NUMBER		
FORWARD TO CONTROLLERS OFFICE P-354 FOR REVIEW		

ATTACH 2 COPIES OF INVOICE OF SUPPORTING DOCUMENT
NOT TO BE USED FOR PURCHASE ORDER INVOICE PAYMENT

ORIGINAL COPY

BEALS ASSOCIATES INC.**DATE:**

8/15/2003

ADDRESS:

Mr. Stephen Carroll
NStar Electric & Gas
One NStar Road
Westwood, MA 02090

INVOICE NO.:

9134

PROJECT/JOB:

NSTAR
Newton, Massachusetts

C-229

BILLING PERIOD:

JULY, 2003

INVOICE

DATE	ENGINEER		AMOUNT
7/16/2003	Tech/Admin	Printed copies of renderings	15.00
7/23/2003	Principal	Correspondence with attorney and engineer regarding status of Preliminary refileing.	150.00
7/23/2003	Prof. Staff	Print new survey data	45.00
7/25/2003	Prof. Staff	Job setup, revised prelim-subdivision submittal, note additional easements on plans	315.00
7/28/2003	Principal	Electronic correspondence with project manager regarding second round of biding -level playing field for Newton.	45.00
7/28/2003	Prof. Staff	Extend property lines thru open space and recalculate lot areas. Create additional lots off of Harwich.	360.00
7/29/2003	Associate	Attend meeting with bidder for City.	280.00
7/29/2003	Prof. Staff	Print plan out for meeting. Find aerial photograph. Adjust all sheets in set.	180.00
7/31/2003	Prof. Staff	Continue creation of new road alignment and grading. Move utilities as necessary.	540.00
	Expenses	Project related expenses and subcontractors such as reprographics, travel, deliveries, printing, filing fees, and other project related expenses and materials.	51.75


Lawrence M. Beals**TOTAL DUE****\$1,981.75**

John, 9/6/2003
D.T.E 04-113
31 STATE STREET
BOSTON
Page 37 of 99
MASSACHUSETTS
02109-2705
617 742-3554
FAX: 742-0310

Labrange
work rider

W. U. # 0179965

253030-W-23065-120

REQUEST FOR PAYMENT MEMORANDUM

INVOICE NO.	DATE	CAT	DEPT DIV	SUBSIDIARY	TRANS TYPE	STAND INV (STD)	CREDIT MEMO (CM)	DEBIT MEMO (DM)
37888	24-Sep-03	GH	41L40			X		
FROM Joan Nichols					MAIL SE210		PHONE (718) 441-3135	
PLEASE ISSUE A CHECK FOR:								
>> Six Thousand Eight Hundred Ninety-nine								
AND 19 /100 DOLLARS								

V E N D O R	NAME Beals Associates Inc.		
	ADDRESS 1 31 State Street		
	ADDRESS 2		
	ADDRESS 3		
	CITY Boston,	STATE MA	ZIP 02109-2705

VOUCHER 323824

rd 9/24/03
ck # 365570

VENDOR NO.	DUE DATE		ADDRESS ID		SALES TAX ACCRUAL
	09/28/03				\$
1099/Tax Y/N Y/N	Charge Company	Oracle Account	Oracle Cost Center	WORK ORDER	AMOUNT DEBIT (CREDIT)
	120	253030-00	23065	0179965	\$ 6,899.19
					\$
					\$
					\$
ICE DESCRIPTION				SALES TAX	
LaGrange Street property in Newton				FREIGHT CHARGES	
Invoice #9159 dated 9/11/2003				TOTAL INVOICE	>>>
				AMOUNT	>>> \$ 6,899.19

SPECIAL PROCESSING INSTRUCTION	
X	MAIL CHECK WITH COPY OF ATTACHED INVOICE / CORRESPONDENCE
	MAIL CHECK TO JOAN NICHOLS @ SE210
EMPLOYEE	EXT
Joan Nichols	(718) 441-3135
IN LIEU OF CHECK	ACCOUNT NO.
APPLY TO ACCT	
MAKE WIRE FUNDS TRANSFER PAYMENT	TRANSFER DATE
(FORWARD REQUEST TO FINANCIAL REPORTS P-1602	
WITH WIRING INSTRUCTIONS)	

AUTHORIZATION SIGNATURES	EMPLOYEE NO.
DIVISION HEAD OR ABOVE <i>Joan Nichols</i>	172784
DEPARTMENT HEAD OR ABOVE <i>[Signature]</i>	824387
VENDOR'S TAX PAYER ID NUMBER	
FORWARD TO CONTROLLERS OFFICE P-354	
FOR REVIEW	

ATTACH 2 COPIES OF INVOICE OF SUPPORTING DOCUMENT
NOT TO BE USED FOR PURCHASE ORDER INVOICE PAYMENT

ORIGINAL COPY

BEALS ASSOCIATES INC.

D.T.E. 04-113
Attachment AG-1-8
Page 39 of 99
31 STATE STREET
BOSTON
MASSACHUSETTS
02109-2705
617 742-3554
FAX: 742-0310

DATE: 9/11/2003
ADDRESS: Mr. Stephen Carroll
NStar Electric & Gas
One NStar Road
Westwood, MA 02090
INVOICE NO.: 9159
PROJECT/JOB: NSTAR
Newton, Massachusetts
C-229
BILLING PERIOD: AUGUST, 2003

Joan, OK
to pay
LA Brang & Sons
work order
0179965

INVOICE

DATE	ENGINEER		AMOUNT
8/1/2003	Prof. Staff	Revise all profile plans to show new grading. Adjust all utilities as necessary. Set new rims and inverts.	360.00
8/4/2003	Tech/Admin	Prepare NSTAR plans for property bidder.	45.00
8/4/2003	Principal	Provide information to Cornerstone Corporation as requested concerning easements and property lines.	150.00
8/4/2003	Prof. Staff	Continue revising plans.	225.00
8/5/2003	Associate	Prepare cover letter for new Prelim. Sub. submission. Coordinate with Rick Murphy re: inclusion of lot on Harwich street. Contact Col-East regarding photos to establish encroachment on Harwich Street abutters lot.	350.00
8/5/2003	Tech/Admin	Researched historical aerial photographs	120.00
8/5/2003	Prof. Staff	Calculate Build Factor for revised lots per zoning requirement	360.00
8/5/2003	Principal	Revise and refile second preliminary subdivision. Check air photos for history of encroachments.	150.00
8/5/2003	PE	Preparation of Preliminary Subdivision Plans.	1,120.00
8/6/2003	Associate	Coordinate with project engineer on revisions to Prelim. plans.	210.00
8/6/2003	Prof. Staff	Revise cover letter.	
8/6/2003	Prof. Staff	Revise lot lines, dimension lot lines, revise road profiles and sewer drain design	720.00
8/6/2003	Prof. Staff	Revise all plans. Revise title blocks, utilities, profiles, and lotting.	450.00
8/6/2003	Principal	Finalize and check preliminary subdivision plan.	300.00
8/7/2003	Tech/Admin	Prepare Preliminary application and plans and application fee for re-filing with the City of Newton City Engineer, Health Commissioner and City Clerk.	240.00
8/7/2003	Associate	Finalize cover letter, letter to BOH and City Clerk. Coordinate printing of plans and delivery.	140.00

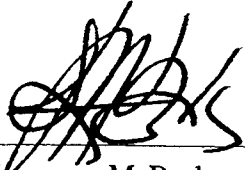

Lawrence M. Beals

TOTAL DUE

DATE: 9/11/2003
ADDRESS: Mr. Stephen Carroll
NStar Electric & Gas
One NStar Road
Westwood, MA 02090
INVOICE NO.: 9159
PROJECT/JOB: NSTAR
Newton, Massachusetts
C-229
BILLING PERIOD: AUGUST, 2003

INVOICE

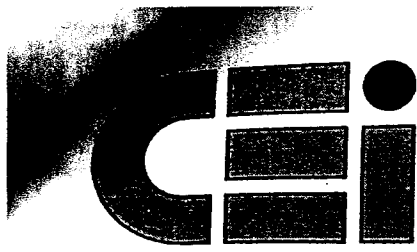
DATE	ENGINEER		AMOUNT
8/7/2003	Prof. Staff	Revise road profiles	180.00
8/7/2003	PE	Preliminary Subdivision Design. Coordination of reprographics and delivery.	490.00
8/8/2003	Tech/Admin	Prepare Preliminary plans filed with the City of Newton for NSTAR for delivery to Stephen Carroll, Rick Murphy, Esq., Daryl MacLean and Paul Tryder.	90.00
8/11/2003	Principal	Provide an update to Tom Southworth at Cornerstone regarding permit process and the filing of the preliminary subdivision plan (second filing) to protect the land for zoning freeze. Provide information as requested.	150.00
8/11/2003	Tech/Admin	Prepare aerial site photographs for Stephen Carroll.	45.00
	Expenses	Project related expenses and subcontractors such as reprographics, travel, deliveries, printing, filing fees, and other project related expenses and materials.	1,004.19


Lawrence M. Beals

TOTAL DUE \$6,899.19

Beals Associates, Inc.
C-229 Costs Billed on Invoice #9159
Expenses for August 2003

<u>Source Name</u>	<u>Account</u>	<u>Amount</u>
Col-East, Inc.	Aerial Photographs	302.00
Bay State Reprographics	Printing	250.11
Service Point	In-house Reprographics	150.00
City of Newton	Filing Fee	100.00
City Express	Postage & Delivery	27.45
US Post Office	Postage & Delivery	20.00
Federal Express	Postage & Delivery	12.85
Employee Expenses	Travel	10.80
Accounting mark-up for expenses of \$873.21		<u>130.98</u>
Total		1,004.19



Col-East, Inc.
Aerial Photography & Mapping
Since 1952

Col-East, Inc.
P.O. Box 347
Harriman & West Airport
North Adams, Ma. 01247

D.T.E. 04-113
Attachment AG-1-8
Page 42 of 99

(413) 664-6769

Toll Free: 1-800-FLYTOPO (1-800-359-8676)

FAX: (413) 663-3489

E-mail: accounting@coleast.com

www.coleast.com

INVOICE

SOLD TO

Beals Associates, Inc.
31 State Street
Boston MA 02109-2705

Attn: Cynthia B. O'Connell

Our Order Number: 22835

Customer Number: BEAS03

Your Order Number:

SHIPPED VIA	DATE SHIPPED	INVOICE NUMBER	INVOICE DATE	TERMS
UPSND A early	8/7/2003	22835	8/13/2003	Net 30

Newton, MA

Description	Quantity	Unit Price	Total Price
1 RC Enlargement of Neg. No: 9437-8-196 Enlarged 4.7X	1	\$110.00	\$110.00
1 RC Enlargement of Neg. No: 12272-7-71 Enlarged 4.65X	1	\$110.00	\$110.00

Thank you for your order.

Scaling:	\$20.00
SubTotal:	\$240.00
Sales Tax	\$12.00
S & H:	\$50.00
Total Due:	\$302.00

Please make checks payable to COL-EAST, INC., P.O. Box 347, North Adams, Ma. 01247

BEALS ASSOCIATES, INC.

COL-EAST, Inc.

Date	Type	Reference
08/07/2003	Bill	22835

Original Amt.	9/8/2003	Balance Due	Discount
302.00		302.00	
			Check Amount
			302.00

Payment
302.00
302.00

CITIZEN BANK CHECKI BEAS03

302.00

192566 (8/03)

REQUEST FOR PAYMENT MEMORANDUM

INVOICE NO.	DATE	CAT	DEPT DIV	SUBSIDIARY	TRANS TYPE	STAND INV (STD)	CREDIT MEMO (C/M)	DEBIT MEMO (D/M)
37936	10-Nov-03	GH	41L40			X		
FROM Joan Nichols					MAIL SE210		PHONE (718) 441-3135	

PLEASE ISSUE A CHECK FOR:

>> Three Hundred Seventy-Five AND 16 /100 DOLLARS

V E N D O R	NAME Beals Associates Inc.		
	ADDRESS 1 31 State Street		
	ADDRESS 2		
	ADDRESS 3		
	CITY	STATE	ZIP
	Boston,	MA	02109-2705

VOUCHER 113244

OK #374375
rd 11/18/03

VENDOR NO.	DUE DATE			ADDRESS ID		SALES TAX ACCRUAL
	11/14/03					\$
1099/Tax Y/N Y/N	Charge Company	Oracle Account	Oracle Cost Center	WORK ORDER	AMOUNT DEBIT (CREDIT)	
	120	253030-00	23065	0179965	\$ 375.16	
					\$	
					\$	
					\$	
ICE DESCRIPTION				SALES TAX		
LaGrange Street property in Newton				FREIGHT CHARGES		
Invoice #9185 dated 10/31/2003				TOTAL INVOICE >>>		
				AMOUNT >>> \$ 375.16		

SPECIAL PROCESSING INSTRUCTION	
X	MAIL CHECK WITH COPY OF ATTACHED INVOICE / CORRESPONDENCE
	MAIL CHECK TO JOAN NICHOLS @ SE210
EMPLOYEE	EXT
Joan Nichols	(718) 441-3135
IN LIEU OF CHECK APPLY TO ACCT	ACCOUNT NO.
MAKE WIRE FUNDS TRANSFER PAYMENT (FORWARD REQUEST TO FINANCIAL REPORTS P-1602 WITH WIRING INSTRUCTIONS)	TRANSFER DATE

AUTHORIZATION SIGNATURES	EMPLOYEE NO.
DIVISION HEAD OR ABOVE <i>Joan Nichols</i>	172784
DEPARTMENT HEAD OR ABOVE	824597
VENDOR'S TAX PAYER ID NUMBER	
FORWARD TO CONTROLLERS OFFICE P-354 FOR REVIEW	

ATTACH 2 COPIES OF INVOICE OF SUPPORTING DOCUMENT
NOT TO BE USED FOR PURCHASE ORDER INVOICE PAYMENT

ORIGINAL COPY

BEALS ASSOCIATES INC.

OK to pay
11/10/2003
Attachment AG 18
Page 45 of 99
MASSACHUSETTS
02109-2705
617 742-3554
Fax: 742-0310

DATE: 10/31/2003
ADDRESS: Mr. Stephen Carroll
NStar Electric & Gas
One NStar Road
Westwood, MA 02090
INVOICE NO.: 9185
PROJECT/JOB: NSTAR
Newton, Massachusetts
C-229
BILLING PERIOD: SEPTEMBER, 2003

INVOICE

DATE	ENGINEER		AMOUNT
9/2/2003	Principal	Electronic correspondence with project team regarding of DTE filing.	150.00
9/10/2003	Associate	Review plan file for ANR plans as requested by NSTAR.	70.00
9/10/2003	Tech/Admin	Prepare reprographics of ANR and Preliminary Plans for hand delivery to Elisabeth Nyman of CB Richard Ellis per client's request.	120.00
	Expenses	Project related expenses and subcontractors such as reprographics, travel, deliveries, printing, filing fees, and other project related expenses and materials.	35.16



Lawrence M. Beals**TOTAL DUE****\$375.16**

REQUEST FOR PAYMENT MEMORANDUM

INVOICE NO.	DATE	CAT	DEPT DIV	SUBSIDIARY	TRANS TYPE	STAND INV (STD)	CREDIT MEMO (C/M)	DEBIT MEMO (D/M)
37971	15-Dec-03	GH	41L40			X		
FROM Joan Nichols					MAIL	PHONE		
PLEASE ISSUE A CHECK FOR:					SE210	(718) 441-3135		
>> Two Thousand One Hundred Fifty Seven					AND 50 /100 DOLLARS			

V E N D O R	NAME Beals Associates Inc.		
	ADDRESS 1 31 State Street		
	ADDRESS 2		
	ADDRESS 3		
	CITY Boston,	STATE MA	ZIP 02109-2705

VOUCHER
654054

did not hit W.O. #
W.O. was processed on 12/26/03

VENDOR NO.		DUE DATE		ADDRESS ID		SALES TAX ACCRUAL	
		12/19/03				\$	
1099/Tax Y/N Y/N	Charge Company	Oracle Account	Oracle Cost Center	WORK ORDER	AMOUNT DEBIT (CREDIT)		
	120	253030-00	23065	0179965	\$	2,157.50	
					\$		
					\$		
					\$		
DESCRIPTION				SALES TAX			
LaGrange Street property in Newton				FREIGHT CHARGES			
Invoice #9213 dated 11/22/2003				TOTAL INVOICE		>>>	
				AMOUNT		>>> \$ 2,157.50	

SPECIAL PROCESSING INSTRUCTION	
X	MAIL CHECK WITH COPY OF ATTACHED INVOICE / CORRESPONDENCE
	MAIL CHECK TO JOAN NICHOLS @ SE210
EMPLOYEE	EXT
Joan Nichols	(718) 441-3135
IN LIEU OF CHECK APPLY TO ACCT	ACCOUNT NO.
MAKE WIRE FUNDS TRANSFER PAYMENT (FORWARD REQUEST TO FINANCIAL REPORTS P-1602 WITH WIRING INSTRUCTIONS)	TRANSFER DATE

AUTHORIZATION SIGNATURES		EMPLOYEE NO.
DIVISION HEAD OR ABOVE	<i>Joan Nichols</i>	172784
DEPARTMENT HEAD OR ABOVE		824397
VENDOR'S TAX PAYER ID NUMBER		
FORWARD TO CONTROLLERS OFFICE P-354 FOR REVIEW		

ATTACH 2 COPIES OF INVOICE OF SUPPORTING DOCUMENT
NOT TO BE USED FOR PURCHASE ORDER INVOICE PAYMENT

ORIGINAL COPY

BEALS ASSOCIATES INC.

D.T.E. 04-113

Attachment AG-1-8

Page 47 of 99

MASSACHUSETTS

02109-2705

617 742-3554

FAX: 742-0310

DATE: 11/22/2003

ADDRESS: Mr. Stephen Carroll
NStar Electric & Gas
One NStar Road
Westwood, MA 02090


INVOICE NO.: 9213

PROJECT/JOB: NSTAR
Newton, Massachusetts
C-229

BILLING PERIOD: OCTOBER, 2003

INVOICE

DATE	ENGINEER		AMOUNT
10/7/2003	Tech/Admin	Locate and review wetland boundary plan.	30.00
10/7/2003	Prof. Staff	Print and provide ANRAD drawings for review.	135.00
10/9/2003	Associate	Complete the review of the ANRAD and Form A materials. Prepare a memo regarding same. Review with principal. Email to Steve Carroll and Rick Murphy.	560.00
10/9/2003	Tech/Admin	Researched status of possible streams flowing through the site	150.00
10/10/2003	Tech/Admin	Prepare ANRAD for Kessler Woods in the City of Newton, Massachusetts for Rick Murphy, Esq.	30.00
10/14/2003	Tech/Admin	Prepare letter from Hugh Mulligan for Rick Murphy's review.	30.00
10/14/2003	Principal	Coordination with Landscape Architect regarding the reply letters to Cornerstone Corporation's counsel.	75.00
10/16/2003	Principal	Work related to ANRAD filing for NSTAR property located in Newton.	150.00
10/22/2003	Associate	Review latest ANRAD plan from Toomey-Munson. Email comments to Steve Carroll and Rick Murphy. Call from Rick Murphy to discuss comments.	280.00
10/23/2003	Associate	Coordinate with principal and Rick Murphy on ANRAD review. Review fax from Gulf of Maine. Conference call with principal and Rick Murphy.	210.00
10/23/2003	Principal	Prepare for and attend a ConCom Public Hearing to monitor the ANRAD approval process on behalf of NSTAR for an application made by Cornerstone.	450.00
	Expenses	Project related expenses and subcontractors such as reprographics, travel, deliveries, printing, filing fees, and other project related expenses and materials.	57.50


Lawrence M. Beals**TOTAL DUE****\$2,157.50**

REQUEST FOR PAYMENT MEMORANDUM

INVOICE NO.	DATE	CAT	DEPT DIV	SUBSIDIARY	TRANS TYPE	STAND INV (STD)	CREDIT MEMO (C/M)	DEBIT MEMO (D/M)
37985	29-Dec-03	GH	41L40			X		
FROM Joan Nichols					MAIL		PHONE	
PLEASE ISSUE A CHECK FOR:					SE210		(718) 441-3135	
>> One Thousand Five Hundred Sixty One					AND 80 /100 DOLLARS			

V E N D O R	NAME Beals Associates Inc.		
	ADDRESS 1 31 State Street		
	ADDRESS 2		
	ADDRESS 3		
	CITY Boston,	STATE MA	ZIP 02109-2705

VOUCHER
568354

VENDOR NO.	DUE DATE		ADDRESS ID		SALES TAX ACCRUAL
	12/30/03				\$
1099/Tax Y/N Y/N	Charge Company	Oracle Account	Oracle Cost Center	WORK ORDER	AMOUNT DEBIT (CREDIT)
	120	253030-00	23065	0179965-00	\$ 1,561.80
					\$
					\$
					\$
IN	DESCRIPTION			SALES TAX	
	LaGrange Street property to cover			FREIGHT CHARGES	
	Invoice #9241 dated 12/16/03.			TOTAL INVOICE	>>>
				AMOUNT	>>> \$ 1,561.80

SPECIAL PROCESSING INSTRUCTION	
<input checked="" type="checkbox"/>	MAIL CHECK WITH COPY OF ATTACHED INVOICE / CORRESPONDENCE
	MAIL CHECK TO JOAN NICHOLS @ SE210
EMPLOYEE	EXT
Joan Nichols	(718) 441-3135
IN LIEU OF CHECK	ACCOUNT NO.
APPLY TO ACCT	
MAKE WIRE FUNDS TRANSFER PAYMENT	TRANSFER DATE
(FORWARD REQUEST TO FINANCIAL REPORTS P-1602 WITH WIRING INSTRUCTIONS)	

AUTHORIZATION SIGNATURES		EMPLOYEE NO.
DIVISION HEAD OR ABOVE	<i>Joan Nichols</i>	172784
DEPARTMENT HEAD OR ABOVE	<i>[Signature]</i>	824397
VENDOR'S TAX PAYER ID NUMBER		
FORWARD TO CONTROLLERS OFFICE P-354		
FOR REVIEW		

ATTACH 2 COPIES OF INVOICE OF SUPPORTING DOCUMENT
NOT TO BE USED FOR PURCHASE ORDER INVOICE PAYMENT

ORIGINAL COPY

*Je was made by
John Duffin on
1/6/04.*

BEALS ASSOCIATES INC.

31 STATE STREET
D.T.E. 04-113
BOSTON
Attachment AG-1-8
MASSACHUSETTS
Page 49 of 99
02109-2703
617 742-3554
FAX: 742-0310

DATE: 12/16/2003

ADDRESS: Mr. Stephen Carroll
NStar Electric & Gas
One NStar Road
Westwood, MA 02090

INVOICE NO.: 9241

PROJECT/JOB: NSTAR
Newton, Massachusetts
C-229

BILLING PERIOD: NOVEMBER, 2003

INVOICE

DATE	ENGINEER		AMOUNT
11/7/2003	Principal	Correspondence regarding riverfront areas for Newton.	75.00
11/12/2003	Principal	Review report and plans by Gulf of Maine regarding the status of the stream located on the LaGrange property.	300.00
11/12/2003	Principal	Sawmill Brook River status of LaGrange Street in Newton.	187.50
11/13/2003	Principal	Discussion regarding ANRAD plan for Newton.	112.50
11/20/2003	Associate	Prepare letter to Steve Carroll re: Gulf of Maine addendum to ANRAD filing. Coordinate with Joe Orzel on letter. Fax same to Steve Carroll. Prepare for and attend Conservation Commission meeting.	560.00
11/20/2003	Principal	Review and prepare information for submission to the Newton Conservation Commission by Gulf of Maine for the November 20, 2003 public hearing, provide letter with written approval.	150.00
11/21/2003	Associate	Prepare memo on ANRAD hearing. Email to Steve Carroll and Rick Murphy.	140.00
	Expenses	Project related expenses and subcontractors such as reprographics, travel, deliveries, printing, filing fees, and other project related expenses and materials.	36.80


Lawrence M. Beals

TOTAL DUE

\$1,561.80


BEALS ASSOCIATES INC.

D.T.E. 04-113
Attachment AG-1-8
Page 50 of 99
BOSTON
MASSACHUSETTS
02109-2705
617-742-3554
FAX: 617-742-0316

DATE: 1/23/2004
ADDRESS: Mr. Stephen Carroll
NStar Electric & Gas
One NStar Road
Westwood, MA 02090
INVOICE NO.: 9275
PROJECT/JOB: NSTAR
Newton, Massachusetts
C-229
BILLING PERIOD: DECEMBER, 2003

INVOICE

DATE	ENGINEER		AMOUNT
12/18/2003	Associate	Attend Conservation Commission hearing on ANRAD submitted by Cornerstone.	420.00
12/19/2003	Associate	Prepare memo on ANRAD hearing. Email to Steve Carroll and Rick Murphy.	70.00
12/19/2003	Tech/Admin	Prepare memo regarding the NSTAR property in Newton for delivery to client and attorney.	15.00
12/31/2003	Tech/Admin	Located, edited, and emailed conceptual drawings to client	90.00
	Expenses	Project related expenses and subcontractors such as reprographics, travel, deliveries, printing, filing fees, and other project related expenses and materials.	36.80


Lawrence M. Beals

TOTAL DUE

\$631.80

BEALS ASSOCIATES INC.

98 NORTH WASHINGTON STREET • BOSTON, MASSACHUSETTS 02114
PHONE: 617 742-3554 • FAX: 617 742-0310

DATE: 4/21/2004

ADDRESS: Mr. Stephen Carroll
NStar Electric & Gas
One NStar Road
Westwood, MA 02090

INVOICE NO.: 9349

PROJECT/JOB: NSTAR
Newton, Massachusetts
C-229

BILLING PERIOD: FINAL BILLING

INVOICE

DATE	ENGINEER		AMOUNT
3/3/2004	Associate	Call to Rick Murphy to coordinate filing of third preliminary plan. Coordinate with project planner on application and other submission requirements. Call to Michael Morris @ Toomey-Munson re: approved wetland boundary.	210.00
3/3/2004	Tech/Admin	Worked to prepare preliminary subdivision. Fax to client's attorney	90.00
3/4/2004	Associate	Coordinate with Rick Murphy and Mike Morris (Toomey & Munson) on preparation of third preliminary subdivision submission.	210.00
3/4/2004	Associate	Call to Acting City Engineer regarding submission of new preliminary subdivision plan. Coordinate completion of submission package.	140.00
3/4/2004	PE	Preparation of Preliminary Subdivision Plans.	
3/5/2004	Tech/Admin	Prepared Preliminary Subdivision filing	770.00
3/5/2004	Sr. Prof. Staff	Hand deliver subdivision plans to City Clerk, Engineer and Board of Health.	180.00
3/5/2004	Tech/Admin	Prepare plans, letters and applications for hand delivery of refile of Preliminary Subdivision.	302.50
3/5/2004	PE	Preparation of Preliminary Subdivision Plans.	75.00
3/24/2004	Associate	Review Definitive Subdivision Plan and ANR plan prepared by others. Discuss with Rick Murphy.	490.00
3/25/2004	PE	Review NOI prepared by Gulf of Maine Research Center.	70.00
3/26/2004	PE	Coordinate reproduction of documents and delivery to Atty. Review Drainage report. TCF Joe Orzel of Gulf of Maine Research Center to discuss project review status. Coordinate with Atty. Rick Murphy on review progress.	350.00
			455.00


Lawrence M. Beals

TOTAL DUE

DATE: 4/21/2004
ADDRESS: Mr. Stephen Carroll
NStar Electric & Gas
One NStar Road
Westwood, MA 02090
INVOICE NO.: 9349
PROJECT/JOB: NSTAR
Newton, Massachusetts
C-229
BILLING PERIOD: FINAL BILLING

INVOICE

DATE	ENGINEER		AMOUNT
4/5/2004	Tech/Admin	Phone Conversations with Town Officials to postpone preliminary plan hearing	30.00
4/6/2004	Tech/Admin	Discuss letter by attorney to the City Engineer and impending property closing.	15.00
	Expenses	Project related expenses and subcontractors such as reprographics, travel, deliveries, printing, filing fees, and other project related expenses and materials.	282.24


Lawrence M. Beals

TOTAL DUE

\$3,669.74

BEALS ASSOCIATES INC.

Page 2



January 12, 1998

Frank G. Herzog
Risk Manager
Boston Edison Company
800 Boylston Street
Boston, MA 02199

Re: LaGrange Pollution Policy

Dear Frank:

I think you will find the following AIG Pollution Legal Liability policy # 8198154 to be in order. As you will see the policy's Declaration page states that coverage is provided on a **CLAIMS MADE** basis for:

COVERAGES:

- C Third Party Claims for On-Site Cleanup of Pre-Existing Conditions**
- E Third Party Claims for On-Site Property Damage**
- F Third Party Claims for On-Site Bodily Injury**
- G Third Party Claims for Off-Site Cleanup of Pre-Existing Conditions**
- I Third Party Claims for Off-Site Property Damage**
- J Third Party Claims for Off-Site Bodily Injury**

NAMED INSURED: BOSTON EDISON COMPANY

POLICY PERIOD: October 31, 1997 to October 31, 2000 (3 Year Term).

RETROACTIVE DATE: Applies to coverages E, F, I, J.

LIMITS: \$3 million per occurrence / \$3 million per aggregate.

DEDUCTIBLE: \$25,000.

PREMIUM: \$8,347. (MA Surplus Lines Tax 4% = \$333.88).

INSURED LOCATIONS: LaGrange Property, along Vine Street and LaGrange Street, Map 82 Block 41 Lot 22, Map 82 Block 37 Lot 03, Map 688473 Ward 20 Lot 7834, Newton, MA.

PAGE 2

Endorsement #1 Provides coverage for unknown underground storage tanks.

Endorsement #2 Retroactive Date exclusion is only applicable to coverages E, F, I, J.

Endorsement #3 Extends the reporting period of a claim to 30 days.

Endorsement #4 Extends the notice of cancellation to 60 days.

EXCLUSIONS:

Known Conditions
Fines & Penalties
Off-shore Facilities
Worker's Compensation
Employer Liability
Contractual Liability
Insured's Property/Baliee Liability
Divested Property
Nuclear
Products Liability/Completed Operations
Intentional/Hostile Acts
Lead Paint/Asbestos
Capital Improvements
Known USTs

CLAIM REPORTING REQUIREMENTS

See section II. and feel free to contact Aon with any questions or concerns regarding a possible claim as soon as possible.

It is a pleasure working with you. If you have any questions or concerns, please do not hesitate to contact me or Dave Nermoe.

Sincerely,

A handwritten signature in black ink, appearing to read "Ed Greene".

Ed Greene, Esq., ERM
Aon Risk Services

cc: Dave Nermoe

D.T.E. 04-113
Attachment AG-1-8
Page 55 of 99



Member Companies of
American International Group

NOTICE OF PREMIUM DUE

This premium is due and payable to the company 15 days from the date of this bill or 30 days from inception of the contract, whichever is later. Additional installments are due and payable on the indicated due date. If the payment is not received within the time stipulated this policy will be cancelled.

ISSUING COMPANY:

A.I. SPECIALTY LINES INSURANCE COMPANY

PRODUCER :

PRODUCER INFORMATION

FOR INSURANCE IN FAVOR OF :

INSURANCE INFORMATION

PRODUCER NUMBER :

PRODUCER NUMBER

BILLING DATE :

BILLING DATE

POLICY NUMBER	POLICY PERIOD		COMM. RATE	PREMIUM DUE
	FROM	TO		
	10/31/97	10/31/00	10.00	\$8,347.00
PAYMENT SCHEDULE: PrePaid	STATE(S) SURCHARGE/TAX		0	
	INSTALLMENT DATE	DUE & PAYABLE DATE	AMOUNT DUE	
	1997-10-31	1997-11-30	\$8,347	

DIV

PLEASE RETURN THE SECOND COPY OF THIS
INVOICE WITH YOUR PAYMENT.

**REMIT TO :**

A.I. SPECIALTY LINES INSURANCE CO.
P. O. BOX 10871

NEWARK NJ 07193-0871

Archive Copy

TOTAL PREMIUM

PR. A 214364

CIC # 386892

RD 2/11/04

D.T.E. 04-113
Attachment AG-1-8
Page 56 of 99

REQUEST FOR PAYMENT MEMORANDUM-FOR PASSPORT INFO

D.		TRANS	STAND INV (STD)	CREDIT MEMO (C/M)	DEBIT MEMO (D/M)
February 9, 2004		TYPE	X		
FROM (Name)			MAIL	PHONE	
Joan Nichols			SUMSE210	###	
PLEASE ISSUE A CHECK FOR:					
>> Twelve Thousand, Seven Hundred Fifty-One				AND 44 /100 DOLLARS	

V	NAME Aon Risk Services, Inc. of Rhode Island		
E	ADDRESS 1 Aon Risk Services Companies, Inc.		
N	ADDRESS 2 P.O.Box 7247-7389		
D	ADDRESS 3 0		
O	CITY	STATE	ZIP
R	Philadelphia	PA	19170-7389

					DUE DATE		SALES TAX ACCRUAL	
					02/12/04		\$	
1099/Tax Y/N Y/N	Charge Company	Oracle Account	Sub A/C	Cost Center	ORACLE WORK ORDER	AMOUNT DEBIT (CREDIT)		
	120	253030	00	23065	0179965-00	\$ 12,751.44		
	0	0	0	0		\$ 0.00		
	0		0			\$ 0.00		
	0		0			\$ 0.00		
INVOICE DESCRIPTION					SALES TAX			
Pollution Liability/Environmental Impairment ins					FREIGHT CHARGES			
covering the BECo LaGrange property in Newton,					TOTAL INVOICE			
MA. Pol # PLS195-14-55, Pol per. 1/19/04-1/19/07					AMOUNT		\$ 12,751.44	

SPECIAL PROCESSING INSTRUCTION			
0	MAIL CHECK WITH COPY OF ATTACHED INVOICE / CORRESPONDENCE		
X	NOTIFY WHEN CHECK IS READY FOR PICK UP		
CONTACT EMPLOYEE		EXT	
Joan Nichols		3135	
		ACCOUNT NO.	
0	TRANSFER DATE		
		0	

AUTHORIZED SIGNATURES		EMPLOYEE NO
SUPERVISOR OR ABOVE		17278Y
MANAGER OR ABOVE		82439Y
VENDOR'S TAX PAYER ID NUMBER		
FORWARD TO ACCOUNTS PAYABLE - SUMSE240		

CH COPY OF VENDOR INVOICE OR SUPPORTING DOCUMENTATION
NOT TO BE USED FOR PURCHASE ORDER INVOICE PAYMENT

FORM 3729 CAT ID# 6601 REV. 8/00



Risk Services
Client Services

January 28, 2004

NSTAR
C/O Cynthia Blank
Risk Manager
One NSTAR Way, SUM-SE260
Westwood, MA 02090-9230

RE: Renewal Invoice

Dear Cynthia :

Enclosed please find the following:

<u>Invoice #</u>	<u>Line of Business</u>	<u>Policy #</u>	<u>Invoice Amount</u>
3000000028337	Pollution Liability	PLS1951455	\$12,751.44

After reviewing, please feel free to contact Dave Nermoe at 401-553-6608 if you have any questions.

Sincerely,

John Giambrone
Senior Client Specialist

CC: Pat Vitullo

Aon Risk Services, Inc. of Rhode Island
50 Kennedy Plaza
10th Floor
Providence RI 02903-2393
(401) 331-7700 FAX (401) 331-2809

NSTAR
c/o Cynthia O.S. Blau
800 Boylston Street-1
Boston MA 02199000

Account Executive : Nermoe, David P

Amount due on receipt of invoice

3000000028337	Jan-27-2004	570000011643	

Jan-19-2004	PLS195-14-55	American International Specialty Lines	Pollution Liab/Environn
	Jan-19-2004 - Jan-19-2007		Renewal
	NSTAR		
			Premium
			Surplus Line Tax

Total Invoice Amount

Comment : Coverage includes insurance with a non-admitted insurer. State insurance guaranty laws may not apply in the event of
Please See Reverse Side for Statement Regarding Compensation

Lightship Engineering, LLC

36 Cordage Park Circle
Suite 312
Plymouth, MA 02360

PF #100363
OK #325462
RD 2/27/03
0179965

B. Schultz
0823997
D.T.E. 04-113
Attachment AG 1
Page 59 of 99
Invoice

Date	Invoice #
1/31/2003	891

Bill To
NSTAR Services Company Agent Accounts Payable P. O. Box 250 Norwood, Massachusetts 02062

Project Name
Sale of Legrange St, Newton ASTM Phase I Site Assessment FINAL INVOICE

P.O. Number	Terms	Due Date	Project
00007454-00041		1/31/2003	500 35 1 -

Task	Date	Item Code	Quantity	Description	Price Each	Amount
	1/31/2003	Engineering		Engineering Services	1,000.00	1,000.00

cc Beverly Schultz

Total \$1,000.00

Payments/Credits \$0.00

Balance Due \$1,000.00

Phone #	Fax #	E-mail
(508) 830-3344	(508) 830-3360	cchaves@lightshipengineering.com

REQUEST FOR PAYMENT MEMORANDUM

D.T.E. 04-113

Attachment AG 1-8

Page 60 of 99

INVOICE NO.	DATE	CAT	DEPT DIV	SUBSIDIARY	TRANS TYPE	STAND INV (STD)	CREDIT MEMO (CM)	DEBIT MEMO (DM)
37875	11-Sep-03	GH	41L40			X		
FROM Joan Nichols					MAIL SE210		PHONE (718) 441-3135	

PLEASE ISSUE A CHECK FOR:

>> Sixty Eight Thousand One Hundred Eighty-One AND 62 /100 DOLLARS

V E N D O R	NAME Murtha Cullina LLP		
	ADDRESS 1 99 High Street		
	ADDRESS 2		
	ADDRESS 3		
	CITY Boston	STATE MA	ZIP 02110-2320

VOUCHER

VENDOR NO.	DUE DATE			ADDRESS ID		SALES TAX ACCRUAL
	09/22/03					\$
1099/Tax Y/N Y/N	Charge Company	Oracle Account	Oracle Cost Center	WORK ORDER	AMOUNT DEBIT (CREDIT)	
	120	253030-00	23065	0179965-00	\$ 68,181.62	
					\$	
					\$	
					\$	
INVOICE DESCRIPTION				SALES TAX		
To cover Legal Services for LaGrange Street, Newton property for Matter Number: 718960- 0002 dated August 29, 2003				FREIGHT CHARGES		
				TOTAL INVOICE		>>>
				AMOUNT		>>> \$ 68,181.62

SPECIAL PROCESSING INSTRUCTION	
<input type="checkbox"/>	MAIL CHECK WITH COPY OF ATTACHED INVOICE / CORRESPONDENCE
<input checked="" type="checkbox"/>	MAIL CHECK TO JOAN NICHOLS @ SE210
EMPLOYEE Joan Nichols	EXT (718) 441-3135
IN LIEU OF CHECK APPLY TO ACCT	ACCOUNT NO.
MAKE WIRE FUNDS TRANSFER PAYMENT (FORWARD REQUEST TO FINANCIAL REPORTS P-1602 WITH WIRING INSTRUCTIONS)	TRANSFER DATE

AUTHORIZATION SIGNATURES		EMPLOYEE NO.
DIVISION HEAD OR ABOVE	<i>Joan Nichols</i>	172784
DEPARTMENT HEAD OR ABOVE		824397
VENDOR'S TAX PAYER ID NUMBER		
FORWARD TO CONTROLLERS OFFICE SE230 FOR REVIEW		

ATTACH 2 COPIES OF INVOICE OF SUPPORTING DOCUMENT
NOT TO BE USED FOR PURCHASE ORDER INVOICE PAYMENT

ORIGINAL COPY

MURTHA CULLINA LLP

A T T O R N E Y S A T L A W

D.T.E. 04-113
600 UNICORN PARK DRIVE
WOBURN, MASSACHUSETTS 01801-3343
Attachment AG-18
Page 61 of 99
TELEPHONE (781) 933-5505
FACSIMILE (781) 933-1530
www.murthalaw.com

Tax I.D. # 06-068-6015

September 5, 2003

BY EXPRESS MAIL

Mr. Stephen Carroll
Real Estate Manager
NSTAR Electric and Gas Corporation
One NSTAR Way, SE210
Westwood, MA 02090-9230

Re: Invoices for LaGrange Street, Newton, Massachusetts;
Legal Services Including Permitting, Title, Zoning and Purchase and Sale Agreements

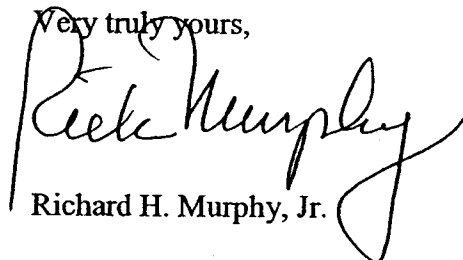
Dear Stephen:

Enclosed please find all of our invoices through July 31, 2003 with respect to the above-referenced matter. I had initially held the invoices until significant progress had been made, but I didn't intend to hold them for nearly this long.

Now that the Purchase and Sale Agreement has been successfully negotiated and signed for the sale of the property for \$15,100,000.00, and the non-refundable deposit of \$1,510,000.00 has been posted, it seems there is no time like the present.

I would greatly appreciate it if we could receive payment for these invoices now as our firm's internal accounting year is up this month and we have a mid-month partners meeting. If you have any questions or comments on the invoices, please do not hesitate to call me. Thank you very much.

Very truly yours,



Richard H. Murphy, Jr.

RHM/dat
Enclosures

MURTHA CULLINA LLP

A T T O R N E Y S A T L A W

99 HIGH STREET
BOSTON, MASSACHUSETTS 02110-3320
D.T.E. 04-113
Attachment AG-1-8
Page 62 of 99
TELEPHONE (617) 552-1000
FACSIMILE (617) 552-1001
www.murthlaw.com

August 29, 2003

NSTAR

ATTN: Stephen Carroll, Real Estate Manager
One NSTAR Way
Mail Station SE210
Westwood, MA 02090

Matter Number: 718960-0002

Matter Name: LaGrange Street Property

RHM

Our records indicate an outstanding balance on your account as follows:

DATE	INVOICE NO.	INVOICE AMT.	PAYMENTS	BALANCE
06/16/02	245595	5939.25	\$.00	5939.25
09/11/02	250020	2064.00	\$.00	2064.00
10/15/02	251762	504.00	\$.00	504.00
01/31/03	256964	3588.50	\$.00	3588.50
02/10/03	257188	11330.00	\$.00	11330.00
03/18/03	259137	4042.50	\$.00	4042.50
04/29/03	261229	4701.50	\$.00	4701.50
05/28/03	262813	5816.87	\$.00	5816.87
06/11/03	263301	770.00	\$.00	770.00
07/15/03	265092	6682.50	\$.00	6682.50
08/29/03	267078	22742.50	\$.00	22742.50

Total Due \$68,181.62

Please Disregard Statement If Payment Has Been Made. Thank You

Please make check payable to:

Joan, ok to
9/9/2003
LaGrange Street,
Newton, Mass
order

MURTHA CULLINA LLP

A T T O R N E Y S A T L A W

99 HIGH STREET
BOSTON, MASSACHUSETTS 02110-2320
D.T.E. 04-113
Attachment AG-1-8
Page 63 of 99
TELEPHONE (617) 552-1400
FACSIMILE (617) 552-3368
www.murthallaw.com

August 29, 2003
Invoice Number: 267078

NSTAR
ATTN: Stephen Carroll, Real Estate Manager
One NSTAR Way
Mail Station SE210
Westwood, MA 02090

Client Number: 718960
Matter Number: 718960-0002

Matter Description: LaGrange Street Property

For Professional Services Rendered through July 31, 2003

	\$22,742.50
CURRENT AMOUNT DUE	22,742.50
PREVIOUS BALANCE DUE	45,439.12

TOTAL AMOUNT DUE	\$68,181.62
	=====

Please enclose a copy
of this invoice with
your check payable to:

Murtha Cullina LLP
99 High Street 20th Floor
Boston, MA 02110

REQUEST FOR PAYMENT MEMORANDUM

D.T.E. 04-113
Attachment AG-1-8
Page 64 of 99

INVOICE NO.	DATE	CAT	DEPT DIV	SUBSIDIARY	TRANS TYPE	STAND INV (STD)	CREDIT MEMO (C/M)	DEBIT MEMO (D/M)
37994	07-Jan-04	GH	41L40			X		
FROM Joan Nichols					MAIL SE210		PHONE (718) 441-3135	
PLEASE ISSUE A CHECK FOR: >> Nineteen Thousand Three Hundred Nine AND 96 /100 DOLLARS								

V E N D O R	NAME Murtha Cullina LLP		
	ADDRESS 1 99 High Street		
	ADDRESS 2		
	ADDRESS 3		
	CITY Boston	STATE MA	ZIP 02110-2320

VOUCHER 668554

CIC # 38250
wd 1/12/04

VENDOR NO.	DUE DATE		ADDRESS ID		SALES TAX ACCRUAL
	01/13/04				\$
1099/Tax Y/N Y/N	Charge Company	Oracle Account	Oracle Cost Center	WORK ORDER	AMOUNT DEBIT (CREDIT)
	120 290	253030-00	23065	0179965-00	\$ 19,309.96
					\$
					\$
					\$
CE DESCRIPTION LaGrange Street Invoice #267764, 269701, 271123 & 271124.				SALES TAX	
				FREIGHT CHARGES	
				TOTAL INVOICE AMOUNT	>>> \$ 19,309.96

SPECIAL PROCESSING INSTRUCTION	
X	MAIL CHECK WITH COPY OF ATTACHED INVOICE / CORRESPONDENCE
	MAIL CHECK TO JOAN NICHOLS @ SE210
EMPLOYEE Joan Nichols	EXT (718) 441-3135
IN LIEU OF CHECK APPLY TO ACCT	ACCOUNT NO.
MAKE WIRE FUNDS TRANSFER PAYMENT (FORWARD REQUEST TO FINANCIAL REPORTS P-1602 WITH WIRING INSTRUCTIONS)	TRANSFER DATE

AUTHORIZATION SIGNATURES	EMPLOYEE NO.
DIVISION HEAD OR ABOVE <i>Joan Nichols</i>	172784
DEPARTMENT HEAD OR ABOVE <i>Steve</i>	824397
VENDOR'S TAX PAYER ID NUMBER 364462811	
FORWARD TO CONTROLLERS OFFICE SE230 FOR REVIEW	

ATTACH 2 COPIES OF INVOICE OF SUPPORTING DOCUMENT
NOT TO BE USED FOR PURCHASE ORDER INVOICE PAYMENT

ORIGINAL COPY

MURTHA CULLINA LLP

A T T O R N E Y S A T L A W

D.T.E. 04-113
Attachment AG-1-8
Page 65 of 99

600 UNICORN PARK DRIVE
WOBURN, MASSACHUSETTS 01801-3343

TELEPHONE (781) 933-5505
FACSIMILE (781) 933-1530
www.murthalaw.com

January 5, 2004

BY AIRBORNE EXPRESS

Mr. Stephen W. Gray
Legal Administrator
NSTAR Electric & Gas Corporation
800 Boylston Street, 17th Floor
Boston, MA 02199

Re: Invoices for Legal Services for Permitting and Sale of LaGrange Street, Newton

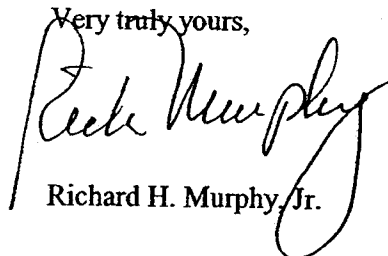
Dear Steve:

I have enclosed my firm's invoices for the period from August 1, 2003 through November 30, 2003. The majority of the costs were in negotiating the Purchase and Sale Agreements in August 2003 with multiple parties, and later in reviewing and correcting the Buyer's permitting filings.

In our conversation of earlier today, I estimated that our fees and costs for the month of December 2003 would not exceed \$5,000. In fact, I just learned that the fees and costs for December 2003 total only \$1,826.08.

We just closed the month of December today, so I will forward that invoice to you as soon as it is issued. Thank you.

Very truly yours,



Richard H. Murphy, Jr.

RHM/dnt
Enclosures

✓ cc: Stephen Carroll, Real Estate Manager (w/enclosures)

B O S T O N

H A R T F O R D

N E W H A V E N

W O B U R N

W.O. # 1017 8418.00
Attachment AG-1-8
Acct. # 23031600-23065
Page 66 of 99
120

MURTHA CULLINA LLP

A T T O R N E Y S A T L A W

99 HIGH STREET
BOSTON, MASSACHUSETTS 02110-2320

TELEPHONE (617) 457-4000
FACSIMILE (617) 482-3868
www.murthalaw.com

December 10, 2003

NSTAR
ATTN: Stephen Carroll, Real Estate Manager
One NSTAR Way
Mail Station SE210
Westwood, MA 02090

Matter Number: 718960-0002

Matter Name: LaGrange Street Property

RHM

Our records indicate an outstanding balance on your account as follows:

DATE	INVOICE NO.	INVOICE AMT.	PAYMENTS	BALANCE
09/16/03	267764	9280.29	\$.00	9280.29
10/31/03	269701	1446.79	\$.00	1446.79
12/01/03	271123	7152.50	\$.00	7152.50
12/10/03	271124	1430.38	\$.00	1430.38

Total Due \$19,309.96
=====

Please Disregard Statement If Payment Has Been Made. Thank You

Please make check payable to:

Murtha Cullina LLP
99 High Street
Boston, MA 02110

MURTHA CULLINA LLP

A T T O R N E Y S A T L A W

99 HIGH STREET
BOSTON, MASSACHUSETTS 02110-2320

TELEPHONE (617) 457-4000
FACSIMILE (617) 482-3868
www.murthalaw.com

September 16, 2003
Invoice Number: 267764

NSTAR
ATTN: Stephen Carroll, Real Estate Manager
One NSTAR Way
Mail Station SE210
Westwood, MA 02090

Client Number: 718960
Matter Number: 718960-0002

Matter Description: LaGrange Street Property

For Professional Services Rendered through August 31, 2003

\$9,267.50

DISBURSEMENTS:

Federal Express

12.79

TOTAL DISBURSEMENTS

12.79

CURRENT AMOUNT DUE
PREVIOUS BALANCE DUE

9,280.29
68,181.62

TOTAL AMOUNT DUE

\$77,461.91
=====

Please enclose a copy
of this invoice with
your check payable to:

Murtha Cullina LLP
99 High Street 20th Floor
Boston, MA 02110

MURTHA CULLINA LLP

A T T O R N E Y S A T L A W

99 HIGH STREET
BOSTON, MASSACHUSETTS 02110-2320

TELEPHONE (617) 457-4000
FACSIMILE (617) 482-3868
www.murthalaw.com

Matter Name: LaGrange Street Property

DATE	TKID	TIME	DESCRIPTION
08/11/03	Murphy, Jr.	1.50	
08/12/03	Murphy, Jr.	1.50	
08/13/03	Murphy, Jr.	0.60	
08/14/03	Murphy, Jr.	1.30	
08/15/03	Murphy, Jr.	0.60	
08/18/03	Murphy, Jr.	2.90	
08/19/03	Murphy, Jr.	1.40	
08/20/03	Murphy, Jr.	4.20	(J S P F a

MURTHA CULLINA LLP

A T T O R N E Y S A T L A W

99 HIGH STREET
BOSTON, MASSACHUSETTS 02110-2320

TELEPHONE (617) 457-4000
FACSIMILE (617) 482-3868
www.murthlaw.com

Matter Name: LaGrange Street Property

08/21/03 Murphy, Jr. 3.40

08/22/03 Murphy, Jr. 1.50

0 /03 Murphy, Jr. 2.10

08/26/03 Murphy, Jr. 7.20

08/27/03 Murphy, Jr. 5.50

MURTHA CULLINA LLP

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BOSTON, MASSACHUSETTS 02110-2320

TELEPHONE (617) 457-4000
FACSIMILE (617) 482-3868
www.murthalaw.com

Matter Name: LaGrange Street Property

TOTAL HOURS

33.70
=====

TOTAL FEES

\$9,267.50
=====

MURTHA CULLINA LLP

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99 HIGH STREET
BOSTON, MASSACHUSETTS 02110-2320

TELEPHONE (617) 457-4000
FACSIMILE (617) 482-3868
www.murthalaw.com

Matter Name: LaGrange Street Property

DATE ----	COST -----		AMOUNT -----
08/01/03	Federal Express	Federal Express - Federal Express Corporation	12.79
TOTAL			----- 12.79 =====

MURTHA CULLINA LLP

A T T O R N E Y S A T L A W

D.T.E. 04-113
Attachment AG-1-8
Page 72 of 99
99 HIGH STREET
BOSTON, MASSACHUSETTS 02110-2320

TELEPHONE (617) 457-4000
FACSIMILE (617) 482-3868
www.murthalaw.com

October 31, 2003
Invoice Number: 269701

NSTAR
ATTN: Stephen Carroll, Real Estate Manager
One NSTAR Way
Mail Station SE210
Westwood, MA 02090

Client Number: 718960
Matter Number: 718960-0002

Matter Description: LaGrange Street Property

For Professional Services Rendered through September 30, 2003

\$1,430.00

DISBURSEMENTS:

Federal Express

16.79

TOTAL DISBURSEMENTS

16.79

CURRENT AMOUNT DUE
PREVIOUS BALANCE DUE

1,446.79
9,280.29

TOTAL AMOUNT DUE

\$10,727.08
=====

Please enclose a copy
of this invoice with
your check payable to:

Murtha Cullina LLP
99 High Street 20th Floor
Boston, MA 02110

MURTHA CULLINA LLP

A T T O R N E Y S A T L A W

D.T.E. 04-113
Attachment AG-1-8
Page 73 of 99
99 HIGH STREET
BOSTON, MASSACHUSETTS 02110-2320

TELEPHONE (617) 457-4000
FACSIMILE (617) 482-3868
www.murthalaw.com

Matter Name: LaGrange Street Property

DATE	TKID	TIME	DESCRIPTION
09/02/03	Murphy, Jr.	0.40	
09/03/03	Murphy, Jr.	0.20	
09/04/03	Murphy, Jr.	0.10	
09/08/03	Murphy, Jr.	1.70	
09/09/03	Murphy, Jr.	0.60	
09/17/03	Murphy, Jr.	0.50	
09/22/03	Murphy, Jr.	0.30	(]]
09/24/03	Murphy, Jr.	0.30	((
09/27/03	Murphy, Jr.	1.10	I E

MURTHA CULLINA LLP

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D.T.E. 04-113
Attachment AG-1-8
Page 74 of 99

99 HIGH STREET
BOSTON, MASSACHUSETTS 02110-2320

TELEPHONE (617) 457-4000

FACSIMILE (617) 482-3868

www.murthalaw.com

Matter Name: LaGrange Street Property

TOTAL HOURS

5.20

TOTAL FEES

=====

\$1,430.00

=====

MURTHA CULLINA LLP

A T T O R N E Y S A T L A W

D.T.E. 04-113
Attachment AG-1-8
99 HIGH STREET Page 75 of 99
BOSTON, MASSACHUSETTS 02110-2320

TELEPHONE (617) 457-4000
FACSIMILE (617) 482-3868
www.murthalaw.com

Matter Name: LaGrange Street Property

DATE	COST		AMOUNT
----	----		-----
09/01/03	Federal Express	Federal Express - Federal Express Corporation	16.79
TOTAL			----- 16.79 =====

MURTHA CULLINA LLP

A T T O R N E Y S A T L A W

99 HIGH STREET
BOSTON, MASSACHUSETTS 02110-2320

TELEPHONE (617) 457-4000
FACSIMILE (617) 482-3868
www.murthalaw.com

December 1, 2003
Invoice Number: 271123

NSTAR
ATTN: Stephen Carroll, Real Estate Manager
One NSTAR Way
Mail Station SE210
Westwood, MA 02090

Client Number: 718960
Matter Number: 718960-0002

Matter Description: LaGrange Street Property

For Professional Services Rendered through October 31, 2003

CURRENT AMOUNT DUE
PREVIOUS BALANCE DUE

\$7,152.50

7,152.50
10,727.08

TOTAL AMOUNT DUE

\$17,879.58
=====

Please enclose a copy
of this invoice with
your check payable to:

Murtha Cullina LLP
99 High Street 20th Floor
Boston, MA 02110

MURTHA CULLINA LLP

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99 HIGH STREET
BOSTON, MASSACHUSETTS 02110-2320

TELEPHONE (617) 457-4000
FACSIMILE (617) 482-3868
www.murthalaw.com

Matter Name: LaGrange Street Property

DATE	TKID	TIME	DESCRIPTION
------	------	------	-------------

10/02/03	Murphy, Jr.	2.20	
----------	-------------	------	--

10/06/03	Murphy, Jr.	1.00	
----------	-------------	------	--

10/07/03	Murphy, Jr.	1.50	
----------	-------------	------	--

10/08/03	Murphy, Jr.	2.50	
----------	-------------	------	--

10/09/03	Murphy, Jr.	1.30	
----------	-------------	------	--

10/10/03	Murphy, Jr.	3.80	
----------	-------------	------	--

MURTHA CULLINA LLP

A T T O R N E Y S A T L A W

99 HIGH STREET
BOSTON, MASSACHUSETTS 02110-2320

TELEPHONE (617) 457-4000
FACSIMILE (617) 482-3868
www.murthalaw.com

Matter Name: LaGrange Street Property

10/14/03 Murphy, Jr. 1.60

10/15/03 DiLuna 1.00

10/15/03 Murphy, Jr. 1.80

10/16/03 Murphy, Jr. 0.90

10/17/03 Murphy, Jr. 1.50

11/17/03 Murphy, Jr. 0.50

MURTHA CULLINA LLP

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99 HIGH STREET
BOSTON, MASSACHUSETTS 02110-2320

TELEPHONE (617) 457-4000
FACSIMILE (617) 482-3868
www.murthalaw.com

Matter Name: LaGrange Street Property

10/21/03 Murphy, Jr. 0.20

10/22/03 Murphy, Jr. 2.70

10/23/03 Murphy, Jr. 3.60

TOTAL HOURS

26.10
=====

TOTAL FEES

\$7,152.50
=====

MURTHA CULLINA LLP

A T T O R N E Y S A T L A W

99 HIGH STREET
BOSTON, MASSACHUSETTS 02110-2320

TELEPHONE (617) 457-4000
FACSIMILE (617) 482-3868
www.murthalaw.com

December 10, 2003
Invoice Number: 271124

NSTAR
ATTN: Stephen Carroll, Real Estate Manager
One NSTAR Way
Mail Station SE210
Westwood, MA 02090

Client Number: 718960
Matter Number: 718960-0002

Matter Description: LaGrange Street Property

For Professional Services Rendered through November 30, 2003

\$1,402.50

DISBURSEMENTS:

Federal Express	13.70
United Parcel Service	14.18

TOTAL DISBURSEMENTS

27.88

CURRENT AMOUNT DUE
PREVIOUS BALANCE DUE

1,430.38
17,879.58

TOTAL AMOUNT DUE

\$19,309.96
=====

Please enclose a copy
of this invoice with
your check payable to:

Murtha Cullina LLP
99 High Street 20th Floor
Boston, MA 02110

MURTHA CULLINA LLP

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BOSTON, MASSACHUSETTS 02110-2320

TELEPHONE (617) 457-4000
FACSIMILE (617) 482-3868
www.murthalaw.com

Matter Name: LaGrange Street Property

DATE	TKID	TIME	DESCRIPTION
11/10/03	Murphy, Jr.	0.10	
11/13/03	Murphy, Jr.	0.30	
11/14/03	Murphy, Jr.	0.20	
11/17/03	Murphy, Jr.	0.30	
11/18/03	Murphy, Jr.	0.30	
11/19/03	Murphy, Jr.	1.30	
11/20/03	Murphy, Jr.	2.30	
11/24/03	Murphy, Jr.	0.30	
TOTAL HOURS		5.10	
TOTAL FEES			

\$1,402.50

MURTHA CULLINA LLP

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99 HIGH STREET
BOSTON, MASSACHUSETTS 02110-2320

TELEPHONE (617) 457-4000
FACSIMILE (617) 482-3868
www.murthalaw.com

Matter Name: LaGrange Street Property

DATE	COST		AMOUNT
----	----		-----
11/01/03	United Parcel Service	United Parcel Service -	
		United Parcel Service	14.18
11/01/03	Federal Express	Federal Express -	
		Federal Express	13.70
		Corporation	
TOTAL			----- 27.88 =====

REQUEST FOR PAYMENT MEMORANDUM

INVOICE NO.	DATE	CAT	DEPT DIV	SUBSIDIARY	TRANS TYPE	STAND INV (STD)	CREDIT MEMO (C/M)	DEBIT MEMO (D/M)
38104	27-Apr-04	GH	41L40			X		
FROM Joan Nichols					MAIL SE210		PHONE (718) 441-3135	
PLEASE ISSUE A CHECK FOR: >> Twenty Four Thousand Nine Hundred Fifty AND 40 /100 DOLLARS								

V E N D O R	NAME	Murtha Cullina LLP		
	ADDRESS 1	600 Unicorn Park Drive		
	ADDRESS 2			
	ADDRESS 3			
	CITY	STATE	ZIP	
	Woburn	MA	01801-3343	

VOUCHER
564387

OC # 399832
rd 4/29/04

VENDOR NO.	DUE DATE			ADDRESS ID	SALES TAX ACCRUAL
	04/30/04				
1099/Tax Y/N Y/N	Charge Company	Oracle Account	Oracle Cost Center	WORK ORDER	AMOUNT DEBIT (CREDIT)
	120	253030-00	23065	00179965-01	\$ 24,950.40
					\$
					\$
					\$
E DESCRIPTION				SALES TAX	
Final Payment for LaGrange Street Property				FREIGHT CHARGES	
to cover Invoices #273635, 274896, 277590 &				TOTAL INVOICE	>>>
277591				AMOUNT	>>> \$ 24,950.40

SPECIAL PROCESSING INSTRUCTION	
<input checked="" type="checkbox"/>	MAIL CHECK WITH COPY OF ATTACHED INVOICE / CORRESPONDENCE
<input checked="" type="checkbox"/>	MAIL CHECK TO JOAN NICHOLS @ SE210
EMPLOYEE	EXT
Joan Nichols	(718) 441-3135
IN LIEU OF CHECK APPLY TO ACCT	ACCOUNT NO.
MAKE WIRE FUNDS TRANSFER PAYMENT (FORWARD REQUEST TO FINANCIAL REPORTS P-1602 WITH WIRING INSTRUCTIONS)	TRANSFER DATE

AUTHORIZATION SIGNATURES		EMPLOYEE NO.
DIVISION HEAD OR ABOVE	<i>Joan Nichols</i>	172784
DEPARTMENT HEAD OR ABOVE	<i>Blanche Carroll</i>	824387
VENDOR'S TAX PAYER ID NUMBER		
FORWARD TO CONTROLLERS OFFICE SE210 FOR REVIEW		

ATTACH 2 COPIES OF INVOICE OF SUPPORTING DOCUMENT
NOT TO BE USED FOR PURCHASE ORDER INVOICE PAYMENT

ORIGINAL COPY

MURTHA CULLINA LLP

A T T O R N E Y S A T L A W

D.T.E. 04-113
Attachment AG-1-8
Page 84 of 99
600 UNICORN PARK
WOBURN, MASSACHUSETTS 01801-3343

TELEPHONE (781) 933-5505
FACSIMILE (781) 933-1530
www.murthalaw.com

April 23, 2004

BY FACSIMILE and OVERNIGHT COURIER

Mr. Stephen Carroll
Real Estate Manager
NSTAR Electric & Gas Corporation
One NSTAR Way, SE210
Westwood, MA 02090

Re: LaGrange Street, Newton, MA

Dear Steve:

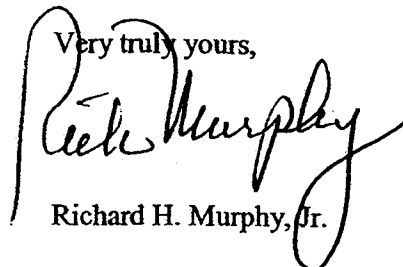
As you requested, I have enclosed our final invoices, the breakdown of which is as follows:

Fees and out of pocket costs for the month of December 2003:	\$1,826.08
Fees and out of pocket costs for the month of January 2004:	1,252.76
Fees and out of pocket costs for the months of February and March, 2004:	15,648.26
Fees and out of pocket costs for the month of April, 2004:	<u>6,223.30</u>
TOTAL	\$24,950.40

Once again, it was truly a pleasure working with you, Neven Rabadjija, Don Anastasia, Trey Agnew, Larry Beals and everyone else involved, and I look forward to the opportunity to work with you again in the near future!

If you have any questions or comments on the enclosed, please do not hesitate to call me.

Very truly yours,



Richard H. Murphy, Jr.

RHM/dnt
Enclosures

MURTHA CULLINA LLP

A T T O R N E Y S A T L A W

D.T.E. 04-113
Attachment AG-1-8
Page 85 of 99

99 HIGH STREET
BOSTON, MASSACHUSETTS 02110-2320

TELEPHONE (617) 457-4000
FACSIMILE (617) 482-3868
www.murthalaw.com

January 30, 2004
Invoice Number: 273635

NSTAR
ATTN: Stephen Carroll, Real Estate Manager
One NSTAR Way
Mail Station SE210
Westwood, MA 02090

Client Number: 718960
Matter Number: 718960-0002

Matter Description: LaGrange Street Property

For Professional Services Rendered through December 31, 2003

\$1,815.00

DISBURSEMENTS:

United Parcel Service

11.08

TOTAL DISBURSEMENTS

11.08

CURRENT AMOUNT DUE

1,826.08

PREVIOUS BALANCE DUE

0.00

TOTAL AMOUNT DUE

\$1,826.08
=====

Please enclose a copy
of this invoice with
your check payable to:

Murtha Cullina LLP
99 High Street 20th Floor
Boston, MA 02110

MURTHA CULLINA LLP

A T T O R N E Y S A T L A W

99 HIGH STREET
BOSTON, MASSACHUSETTS 02110-2320

TELEPHONE (617) 457-4000
FACSIMILE (617) 482-3868
www.murthalaw.com

Matter Name: LaGrange Street Property

DATE	TKID	TIME	DESCRIPTION
12/04/03	Murphy, Jr.	0.60	
12/05/03	Murphy, Jr.	0.30	
12/09/03	Murphy, Jr.	0.20	
12/10/03	Murphy, Jr.	1.60	
12/11/03	Murphy, Jr.	0.80	
12/15/03	Murphy, Jr.	0.30	
12/18/03	Murphy, Jr.	0.30	
12/19/03	Murphy, Jr.	0.20	

MURTHA CULLINA LLP

A T T O R N E Y S A T L A W

D.T.E. 04-113
Attachment AG-1-8
Page 87 of 99

99 HIGH STREET
BOSTON, MASSACHUSETTS 02110-2320

TELEPHONE (617) 457-4000
FACSIMILE (617) 482-3868
www.murthlaw.com

Matter Name: LaGrange Street Property

12/31/03 Murphy, Jr. 2.30

TOTAL HOURS

6.60
=====

TOTAL FEES

\$1,815.00
=====

MURTHA CULLINA LLP

A T T O R N E Y S A T L A W

D.T.E. 04-113
Attachment AG-1-8
Page 88 of 99

99 HIGH STREET
BOSTON, MASSACHUSETTS 02110-2320

TELEPHONE (617) 457-4000
FACSIMILE (617) 482-3868
www.murthalaw.com

Matter Name: LaGrange Street Property

DATE	COST		AMOUNT
----	----		-----
12/11/03	United Parcel Service	United Parcel Service -	11.08
		United Parcel Service	
TOTAL			----- 11.08 =====

MURTHA CULLINA LLP

A T T O R N E Y S A T L A W

99 HIGH STREET
BOSTON, MASSACHUSETTS 02110-2320

TELEPHONE (617) 457-4000
FACSIMILE (617) 482-3868
www.murthalaw.com

February 27, 2004
Invoice Number: 274896

NSTAR
ATTN: Stephen Carroll, Real Estate Manager
One NSTAR Way
Mail Station SE210
Westwood, MA 02090

Client Number: 718960
Matter Number: 718960-0002

Matter Description: LaGrange Street Property

For Professional Services Rendered through January 31, 2004

\$1,225.50

DISBURSEMENTS:

Federal Express 27.26

TOTAL DISBURSEMENTS

27.26

CURRENT AMOUNT DUE

1,252.76

~~PREVIOUS BALANCE DUE~~

~~1,826.08~~

TOTAL AMOUNT DUE

~~3,078.84~~
=====

Please enclose a copy
of this invoice with
your check payable to:

Murtha Cullina LLP
99 High Street 20th Floor
Boston, MA 02110

MURTHA CULLINA LLP

A T T O R N E Y S A T L A W

99 HIGH STREET
BOSTON, MASSACHUSETTS 02110-2320

TELEPHONE (617) 457-4000
FACSIMILE (617) 482-3868
www.murthalaw.com

Matter Name: LaGrange Street Property

DATE	TKID	TIME	DESCRIPTION
01/07/04	Murphy, Jr.	0.30	
01/09/04	Murphy, Jr.	0.50	
01/13/04	Murphy, Jr.	0.20	
01/16/04	Murphy, Jr.	2.50	
01/29/04	Murphy, Jr.	0.80	
TOTAL HOURS		4.30	
TOTAL FEES			

\$1,225.50
=====

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Matter Name: LaGrange Street Property

DATE	COST		AMOUNT
----	----		-----
01/01/04	Federal Express	Federal Express - Federal Express Corporation	27.26
TOTAL			----- 27.26 =====

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April 23, 2004
Invoice Number: 277590

NSTAR
ATTN: Stephen Carroll, Real Estate Manager
One NSTAR Way
Mail Station SE210
Westwood, MA 02090

Matter Number: 718960-0002

Matter Description: LaGrange Street Property

For Professional Services Rendered through March 31, 2004

\$15,384.00

Disbursements:

Federal Express	27.26
Filing Fees	7.00
Title Search	230.00

Total Disbursements

264.26

Current Amount Due Before Credits

\$15,648.26

Current Amount Due

15,648.26
=====

Please enclose a copy of this
invoice with your check made
payable to:

Murtha Cullina LLP
99 High Street 20th Floor
Boston, MA 02110

Attn: Accounts Receivable Dept.

MURTHA CULLINA LLP

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99 HIGH STREET
BOSTON, MASSACHUSETTS 02110-2320

TELEPHONE (617) 457-4000
FACSIMILE (617) 482-3868
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Matter Name: LaGrange Street Property

DATE	TKID	TIME	DESCRIPTION
02/06/04	Murphy, Jr.	0.70	
02/09/04	Murphy, Jr.	0.20	
02/10/04	Murphy, Jr.	0.40	
02/13/04	Murphy, Jr.	1.30	
02/19/04	Murphy, Jr.	0.20	
02/25/04	Murphy, Jr.	0.80	
02/26/04	Murphy, Jr.	2.10	
03/01/04	Murphy, Jr.	1.00	

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Matter Name: LaGrange Street Property

03/03/04 Murphy, Jr. 2.80

03/04/04 Murphy, Jr. 1.00

03/05/04 Murphy, Jr. 0.60

03/10/04 Murphy, Jr. 3.30

03/11/04 Murphy, Jr. 0.90

03/12/04 Murphy, Jr. 1.40

03/15/04 Murphy, Jr. 0.30

03, 5/04 Murphy, Jr. 1.20

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FACSIMILE (617) 482-3868
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Matter Name: LaGrange Street Property

03/18/04 Murphy, Jr. 2.30

03/19/04 Murphy, Jr. 1.80

03/23/04 Murphy, Jr. 0.80

03/24/04 Murphy, Jr. 6.50

03/25/04 Murphy, Jr. 5.30

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TELEPHONE (617) 457-4000
FACSIMILE (617) 482-3868
www.murthalaw.com

Matter Name: LaGrange Street Property

03/25/04 Briere 0.40

03/26/04 Murphy, Jr. 4.70

03/27/04 Murphy, Jr. 2.80

03/28/04 Murphy, Jr. 3.30

03/29/04 Murphy, Jr. 1.40

03/30/04 Murphy, Jr. 1.70

03/30/04 Briere 0.40

03/31/04 Murphy, Jr. 4.80

TOTAL HOURS 54.40

TOTAL FEES

\$15,384.00

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BOSTON, MASSACHUSETTS 02110-2320

TELEPHONE (617) 457-4000
FACSIMILE (617) 482-3868
www.murthallaw.com

April 23, 2004
Invoice Number: 277591

NSTAR
ATTN: Stephen Carroll, Real Estate Manager
One NSTAR Way
Mail Station SE210
Westwood, MA 02090

Matter Number: 718960-0002

Matter Description: LaGrange Street Property

For Professional Services Rendered through April 23, 2004

\$5,936.50

Disbursements:

Photocopies	38.30
Federal Express	14.22
Fee	17.64
Recording Fees	200.00
United Parcel Service	11.64
Office Messenger	5.00

Total Disbursements

286.80

Current Amount Due Before Credits

\$6,223.30

Current Amount Due

6,223.30
=====

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Matter Name: LaGrange Street Property

DATE	TKID	TIME	DESCRIPTION
04/01/04	Murphy, Jr.	0.20	
04/02/04	Murphy, Jr.	2.20	
04/05/04	Murphy, Jr.	2.80	
04/06/04	O'Halloran	0.90	
04/06/04	Murphy, Jr.	6.90	
04/07/04	O'Halloran	0.70	
04/07/04	Murphy, Jr.	5.80	
04/08/04	Murphy, Jr.	2.10	
04/15/04	Murphy, Jr.	0.10	
TOTAL HOURS		21.70	

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Matter Name: LaGrange Street Property

TOTAL FEES

\$5,936.50

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